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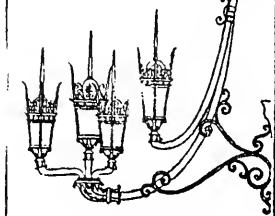
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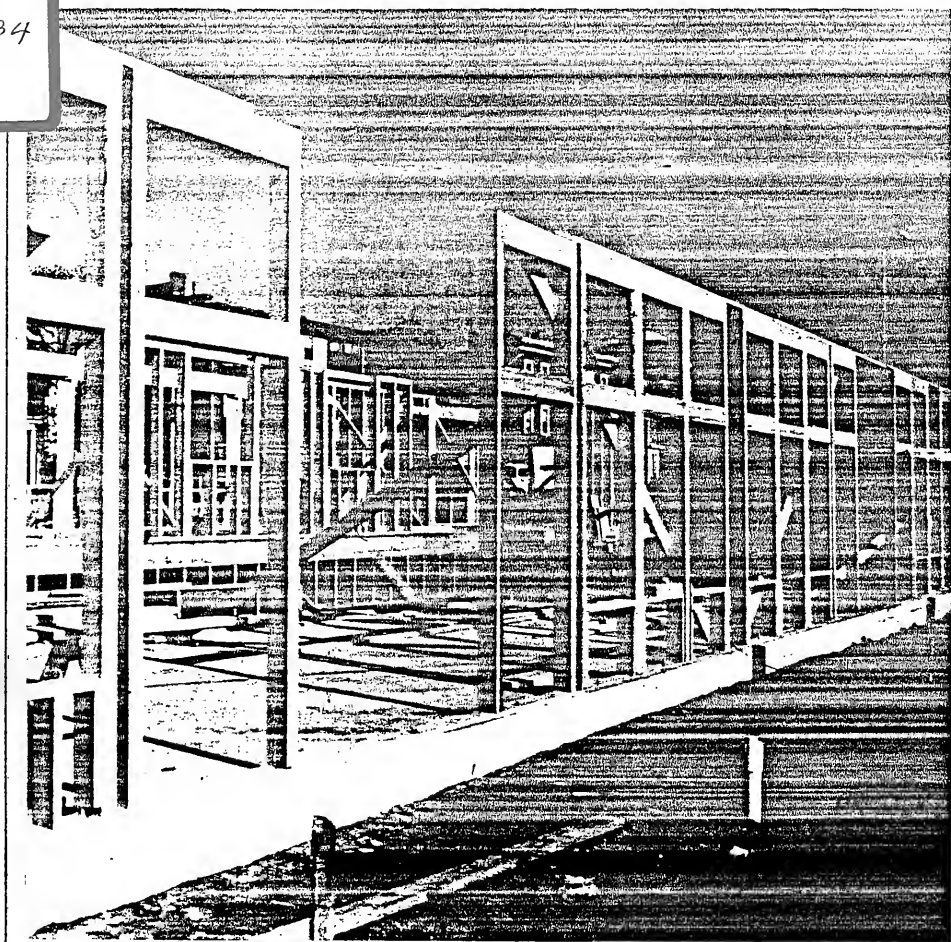


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BACK-OF-THE-HILL TOWNHOUSES

→ AT THE LAHEY SITE →



An Affordable Housing Development on Mission Hill

◆
March 21, 1986

BOSTON PUBLIC LI.





CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

March 21, 1986

Dr. Robert E. Wise
Chief Executive Officer
Lahey Clinic Medical Center
41 Mall Road
Burlington, MA 01805

Dear Dr. Wise:

There is a critical need in the City of Boston for the construction of affordable housing. I believe that the Lahey Clinic land on the back side of Mission Hill is an appropriate site for the development of such housing. I ask your Board to work with my administration, the community, the project's sponsor, and the Massachusetts Housing Partnership to make housing on this site a reality.

As explained in the enclosed materials, our proposal calls for the Bricklayers and Laborers Non-Profit Housing Co. to purchase the Lahey Clinic land for \$800,000 and develop 150 brick townhouses. The acquisition cost will be paid at the time of construction financing, which can occur as soon as this fall. Lahey's commitment to sell at this price would expire if not acted upon within one year.

We have a unique opportunity to turn this land into attractive streets with affordable homes. The developer and architect bring a proven track record for timely completion of quality affordable housing. The City and State are ready to back this project with over \$1 million in infrastructure improvements and several million dollars in below-interest mortgage money. In our March 28 submission to the Massachusetts Housing Partnership for further below-interest mortgage money, we will establish this project as a top City priority.

I urge your Board to make this development possible by approving the land sale. I look forward to your response.

Sincerely,

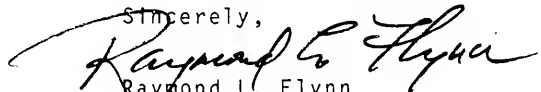
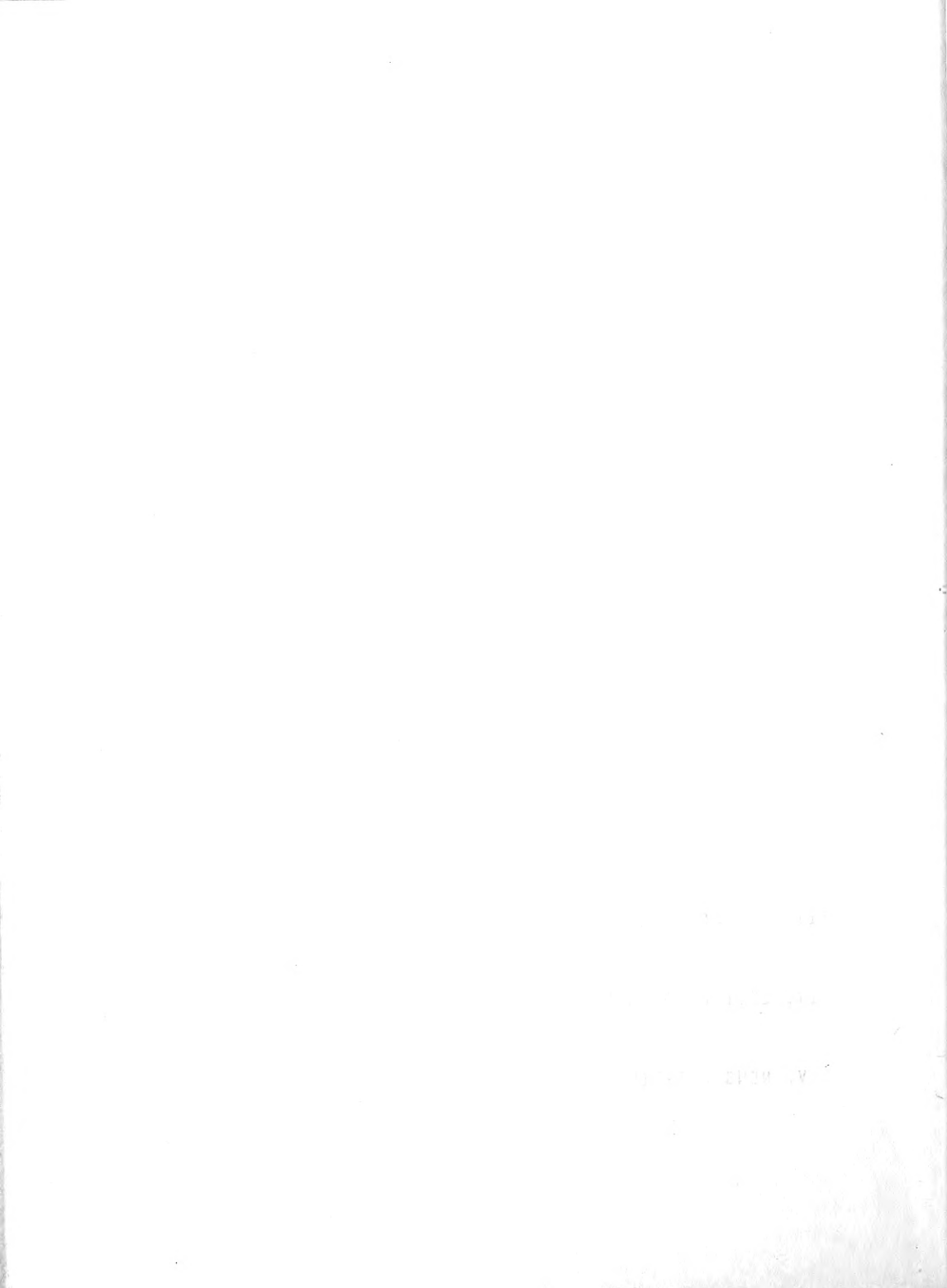
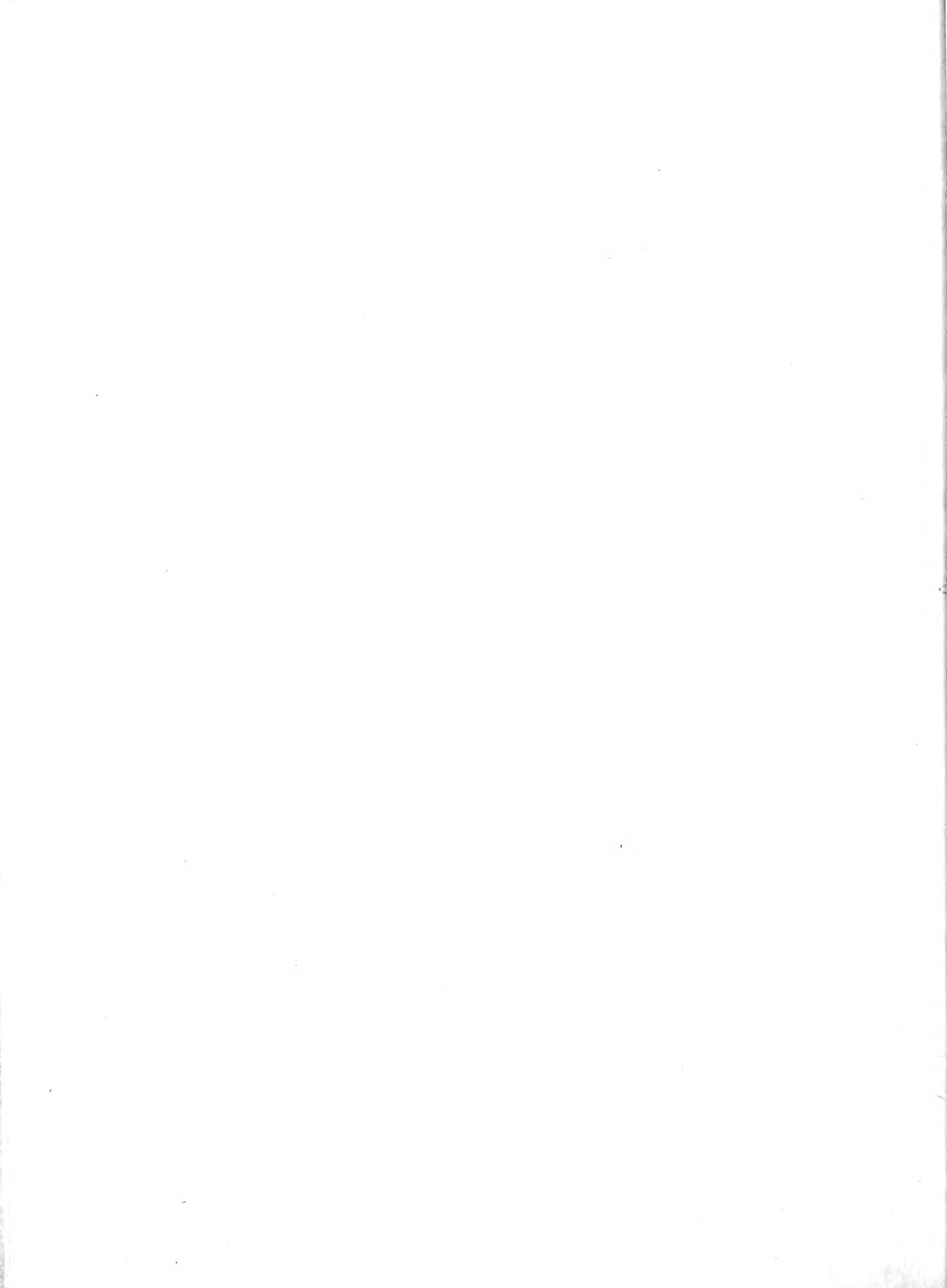

Raymond L. Flynn
Mayor of Boston

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1. Project Discription



A. Project Summary

The City of Boston proposes an affordable housing development in the Mission Hill section of Boston in which the Bricklayers and Laborers Non-Profit Housing Co. purchases a parcel of land currently owned by the Lahey Clinic for \$800,000 and constructs 150 two- and three-bedroom townhouses. Units will be sold at affordable prices to families meeting certain income qualifications. Deed restrictions will limit the price at which units can be resold and therefore ensure the long-term affordability of these homes.

B. Development Team

The project will be developed by the Bricklayers and Laborers Non-Profit Housing Co. ("BLNHC"). The architect is William Rawn of William Rawn & Associates, Boston, and the general contractor will be Maribassi Associates, Inc.

BLNHC is a non-profit housing developer formed by the International Bricklayers and Allied Crafts Union and the International Union of Laborers to build quality housing with union labor at affordable prices. Working in conjunction with the City of Boston, BLNHC is currently completing a townhouse development project in Andrew Square, South Boston.

William Rawn III, A.I.A., of William Rawn Associates, Architects, has designed residential, commercial, and institutional projects in New England and New York. Mr Rawn's designs include the master plan for Pine Manor College in Brookline, a mixed-use office building in Bay Village, Boston, BLNHC's Andrew Square townhouses, and, prior to forming William Rawn Associates, a 125-unit staff/student housing development for Mt. Sinai Hospital in New York. Mr. Rawn received the Boston Society of Architects' 1985 Boston Exports Award for his design of Souweine house in Amherst, MA, and he is a past winner of MIT's Chamberlain design prize.

Maribassi Associates, Inc. specializes in construction consulting and construction management. Maribassi has served as general contractor on many residential and commercial properties in the Boston area, including a recently completed office renovation at 313 Congress Street, new office construction for Telelogic in Somerville, and new residential construction for BLNHC's Andrew Square housing development.

The BLNHC project is supported by the Back of the Hill Community Development Corporation, which will review the project's design and guidelines for unit sales. Back of the Hill CDC is currently completing a manufactured housing project on Mission Hill.



C. Project Site

The project site includes approximately 471,000 square feet of land in the Mission Hill section of Boston, commonly referred to as the "back of the hill." (See enclosed site boundary map at page 11.) The site is bounded by Fisher Avenue, Hayden Street, Heath Street, and the back property line of housing along South Huntington Avenue.

The site lies in three different zoning districts: R-.8, H-1, and L-1. (See enclosed zoning map at page 13.) These zones allow buildings in which the ratio of gross floor area to land area is .8 or 1.0. The City of Boston Zoning Code allows one- or two-family units to be built as-of-right on this site. Current zoning also requires that 0.9 parking spaces per unit be accommodated on site.

That portion of the site lying behind the South Huntington properties, up the hillside to Fisher Avenue is considered to be too steep for economic development. (See topographical map at page 12.) It is proposed that this land be preserved as open space.

? How many acres

D. Project Design

As depicted in the enclosed site plan (page 4), 150 two- and three-bedroom units will be built as grouped townhouses along existing and new streets. Each unit will have a parking space and a yard. The units will have poured concrete foundations, wood frames, and brick fronts with bay windows and covered front porches. (See enclosed photos of similar units at Andrew Square, pages 14-18).

Two-bedroom units will have a minimum of 1,100 square feet of floor space on two stories, plus an unfinished basement. Three bedroom units will have a minimum of 1,300 square feet. The prototype units from the Andrew Square project feature a foyer and living room on the level entered by the front door, and, five steps down, a high-ceiling kitchen and dining area with extra windows in the high wall. Upstairs from the main floor are two bedrooms and a bath. Some units include a third bedroom on the ground floor, others will have an unfinished basement.

E. Project Costs:

As they have successfully done in Andrew Square, BLNHC will endeavor to produce quality units on Mission Hill at the lowest possible cost. As a non-profit developer, all cost savings are applied to maintaining units prices at affordable levels.

Efficient unit design and construction techniques and strong management of contractor relations enables BLNHC to estimate that these units can be delivered at a hard construction cost of \$72,000 per unit. As described in the enclosed development pro forma (page 5), project costs are estimated as follows:

Land acquisition cost	\$ 800,000
Hard construction costs	10,800,000
Soft construction costs	1,702,500
Contingency	540,000
Total Development Costs	<u>\$13,842,500</u>

F. Project Revenues

In order to take best advantage of available housing subsidies, including the Massachusetts Housing Finance Agency's 9.9% mortgages (for units costing less than \$110,000) and the Massachusetts Housing Partnership's 6.9% mortgages (for homes affordable to households with incomes below \$30,000) and thereby achieve the desired affordability mix, BLNHC plans to sell the units immediately upon completion of construction at the three price levels: \$68,000, \$89,500, and \$106,000.

Proceeds from these unit sales will provide over 98% of projected project revenues. In addition to unit sales, \$155,000 is expected in supplemental state funding from the Executive Office of Environmental Affairs (EOEA) for preservation of the open space land behind South Huntington which cannot be developed.

Projected revenues therefore are as follows:

30 units @ \$ 68,000	=	\$ 2,040,000
10 "705" units @ \$ 89,500*	=	895,000
55 units @ \$ 89,500	=	4,922,500
55 units @ \$106,000	=	5,830,000
TOTAL SALES REVENUES:		<u>\$13,687,500</u>
Supplemental state funding:		155,000
TOTAL REVENUES:		<u>\$13,842,500</u>

- * These units will be purchased with Ch.705 housing funds for subsidized rental to lower-income families. All other units will be sold to individual households planning to occupy the units.

SCALE 1" = 60' 0"

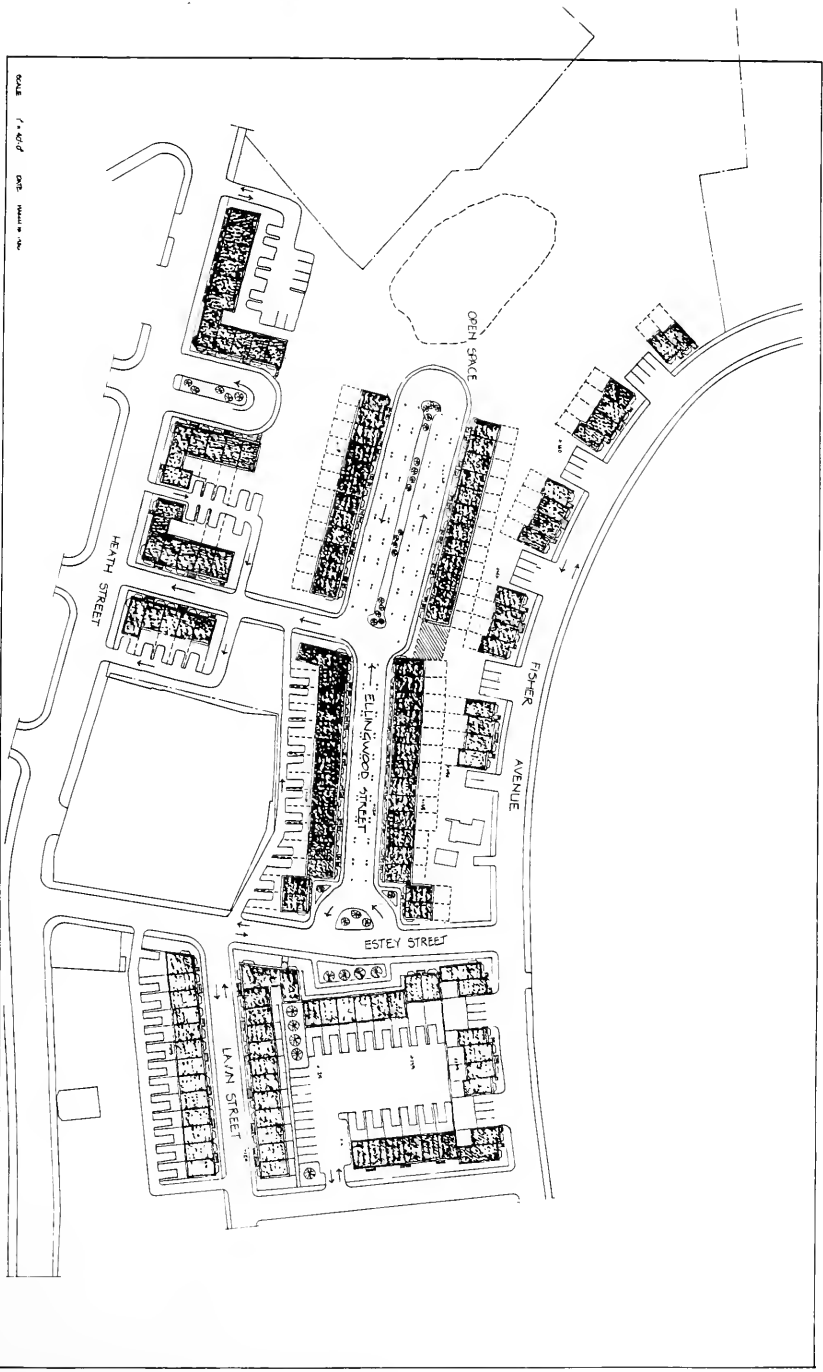


BACK OF THE HILL
Rowhouses

BRICKLAYERS AND LABORERS
NON PROFIT HOUSING COMPANY INC.

WILLIAM RAWN ASSOCIATES, Architects
101 Tremont Street
Boston, MA
617-423-3470

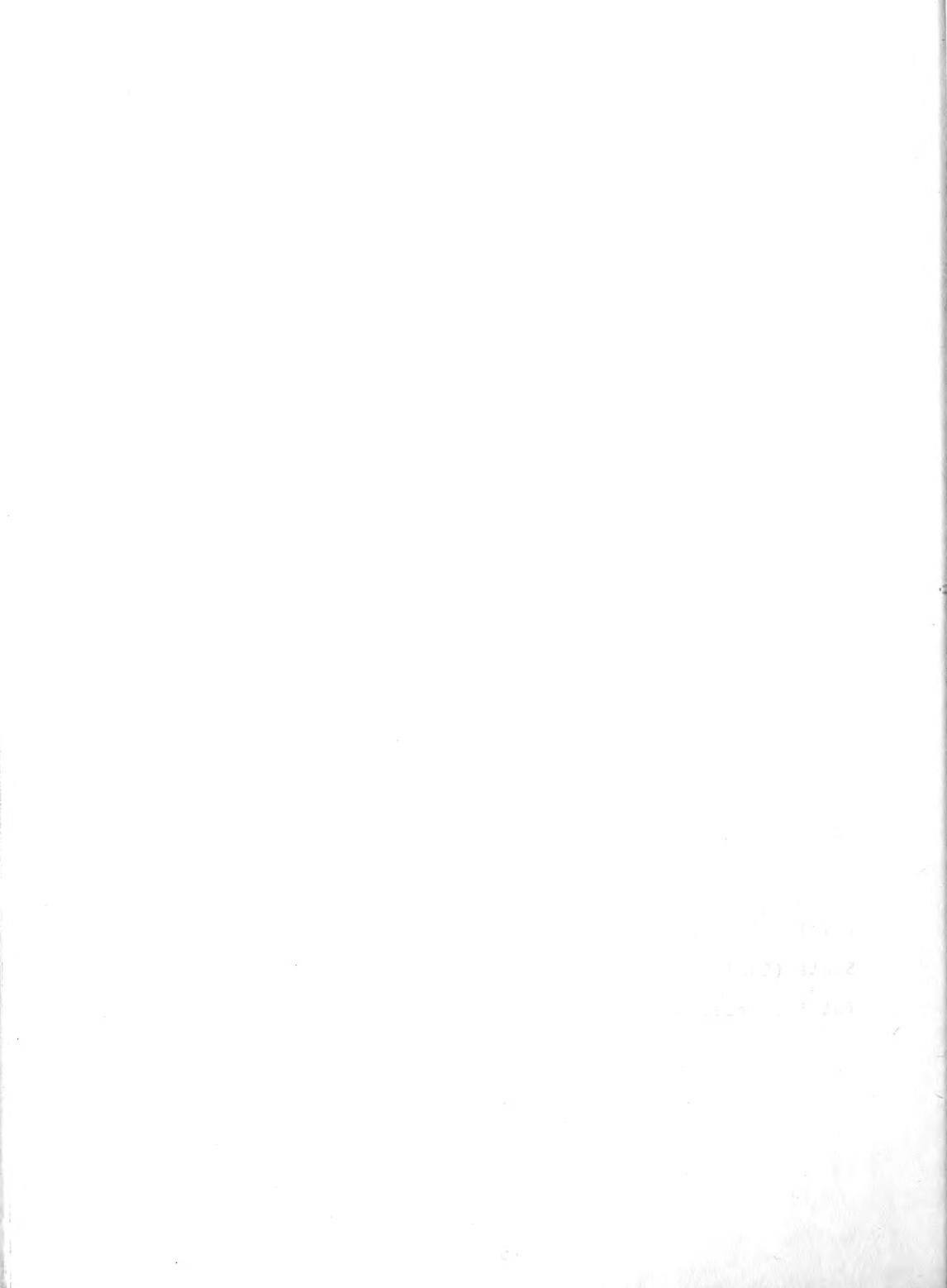
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PRO-FORMA DEVELOPMENT BUDGET

Project Name:	Back-of-the-Hill Townhouses at the Lahey Site	
# of Units:	150	
Land Acquisition Cost:		\$ 800,000
Hard Construction Costs:		10,800,000
Soft Costs:		
Architectural/engineering:	\$ 486,000	
Building permits	125,000	
Insurance during const.	25,000	
Property tax during const.	41,500	
Construction interest	625,000	
Financing fee	200,000	
Legal	125,000	
Marketing	25,000	
Project management	50,000	
Total Soft Costs:		1,702,500
Contingency (5%):		<u>540,000</u>
Total Development Cost:		\$13,687,500
Sales Proceeds:		
30 units @ \$ 68,000	\$2,040,000	
10 "705" units @ \$89,500	895,000	
55 units @ \$89,500	4,922,500	
55 units @ \$106,000	5,830,000	
Total Sales Proceeds:		\$13,687,500
State (EOEA) Funds for Open Space:		<u>155,000</u>
Total Sources of Funds:		\$13,842,500



G. Proposed Land Purchase

It is proposed that the Bricklayers and Laborers Non-Profit Housing Co. acquire the site from the Lahey Clinic for \$800,000 at the time of construction financing. The Lahey Clinic would continue to hold title until the time of construction financing. Lahey's commitment to deliver the property for \$800,000 would expire if the sale is not completed within one year from the acceptance of this proposal by the Lahey Clinic Board of Trustees.

H. Project Financing

1. Construction Financing

BLNHC has access to construction funds at favorable rates from conventional bank sources and from the union pension investment funds. In its Andrew Square development, BLHNC received 100% construction financing from the U.S. Trust at the prime rate. For the Back-of-the-Hill project, BLHNC may again borrow from U.S. Trust, or may pursue financing at favorable rates from a union pension investment funds.

2. Permanent Financing

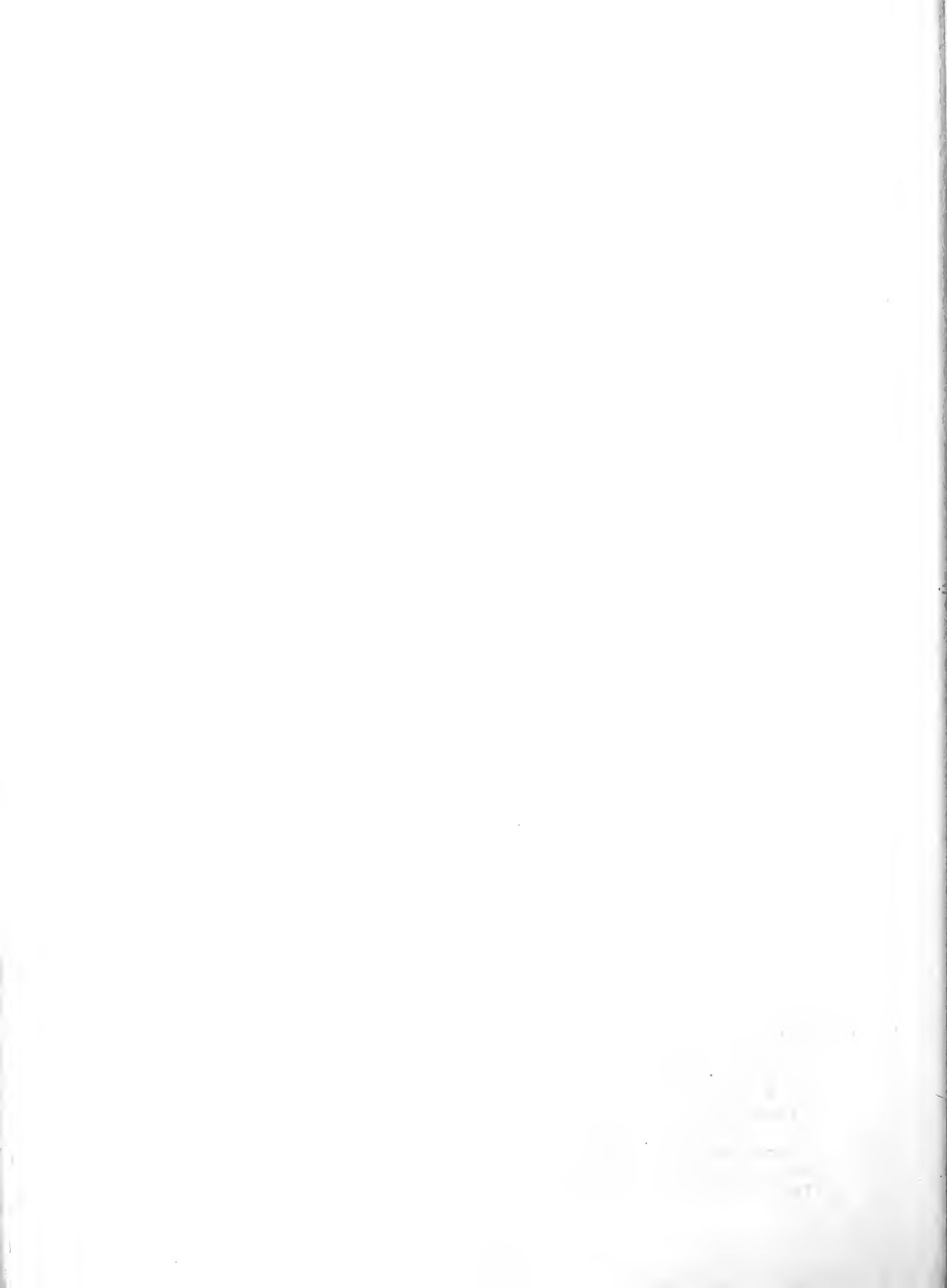
Households purchasing units from BLNHC can take advantage of below-market mortgages programs offered by the Massachusetts Housing Finance Agency ("MHFA") and the Massachusetts Housing Partnership ("MHP"), or they can pursue a conventional mortgage.

MHFA mortgages are available to households with incomes below \$43,000. MHFA mortgages offer below-market interest rates (currently 9.9%, but likely to fall) and require only a 5% down payment. MHP mortgages will be available to families with \$20,000-\$30,000 incomes. MHP mortgage rates start at 6.9% and rise to 9.9% over nine years. They too require only a 5% down payment.

The ten units to be purchased through the state Ch. 705 program will be financed with existing state housing bond funds.

I. Infrastructure Improvements

To make this project possible, it is anticipated that over \$1 million in infrastructure improvements will be needed to resurface existing streets and sidewalks and to construct new streets, sidewalks, streetlamps and other improvements. These improvements will be financed with a combination of state Community Development Action Grant funds and City of Boston capital funds.



J. Project Beneficiaries: Families Needing Affordable Housing

It is the mission of the Bricklayers & Laborers Non-Profit Housing Co. to build high quality affordable housing. To ensure that this housing goes to those families most in need of affordable housing, BLNHC will give preference to purchasers who are:

- o first-time homebuyers
- o within appropriate income guidelines
- o committed to live in the unit as owner-occupant
- o City of Boston resident.

BLNHC will establish three income ceilings, one for each of the three unit prices (\$68,000, \$89,500, \$106,000) described below.

All units will be affirmatively marketed. Some units may be reserved for income-eligible residents of the Mission Hill neighborhood.

The BLNHC will incorporate certain restrictions in the unit deed to ensure that this remains affordable owner-occupied housing for the long term. Anti-speculation restrictions will restrict each unit's resale price to the initial acquisition price escalated at rate of increase in the Boston SMSA Consumer Price Index. Units must be resold to households with incomes within the then-applicable Massachusetts Housing Finance Agency income eligibility guidelines.

International Union of
Bricklayers & Allied Craftsmen

815 Fifteenth Street, N.W., Washington, D.C. 20005 • Phone 202/ 783-3788



March 20, 1986

Board of Trustees
Lahey Clinic
Burlington, MA

Dear Board Members:

It is the belief of the Bricklayers & Laborers Non-Profit Housing Co., Inc., that high quality affordable housing can be provided for the citizens of Boston and built by the citizens of Boston. At the former site of the John Andrew School, we have demonstrated our ability to make this belief a reality. Eighteen quality brick homes have been constructed and are about to be sold to income eligible Boston residents at substantially below market rates. The Lahey site in Mission Hill provides an opportunity to demonstrate our ability to produce affordable housing on a much larger scale. We propose to construct 150 single family brick rowhouses.

There are several factors which enable us to achieve this end. First, the non-profit status of our development effort affords us a latitude which is not compromised by a need for substantial returns on our investment. We recognize that decent and affordable housing for Boston's low and moderate income families is a depleted resource. Existing market conditions have forced families from neighborhoods where they have lived for generations. We are proposing to replenish this resource, on a non-profit basis. Secondly, the labor supplied on the proposed project would be drawn from the Boston Building Trades. Found among these trades people are some of the most productive working men and women in the city. The century-old housing stock found throughout Boston is a testament to the skill and pride of an earlier generation of Boston Building Tradesmen. Lastly, the members of our development team are not only well experienced in their respective fields, but we each share a common concern that the low and moderate income families of Boston have a right to purchase decent and affordable housing.

The members of our development team regard the Mission Hill project as dynamic. They have worked closely with the City of Boston and the Back of the Hill Community Development Co. in developing the design for this proposal. All estimates were thoroughly scrutinized and verified. The sub-contractors from whom the estimates were acquired are among the best in the region. Their collective records of achievement and contract completion are well above industry standards.



We are very proud of the design of our brick rowhouses. Similar quality brick housing stock flourished in Boston in the nineteenth century. This housing type is not only enjoying its second century of service, it typically remains the most sought after form of residence within the City.

The need for affordable housing is well documented in the City of Boston. It is a growing problem for the City that must be addressed now. The Mission Hill neighborhood not only needs affordable housing but neighborhood stability and improvement a condition, we believe is a function of individual home ownership. The Bricklayers & Laborers Non-Profit Housing Co. wants to be a part of the solution. It is our hope that the Lahey Clinic will provide us with the opportunity to once again demonstrate that Boston's low and moderate income families can be provided with individual home ownership within their existing neighborhoods.

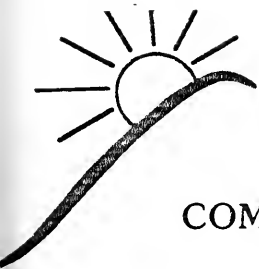
In conclusion, we want to make our goals clear. We will realize no monetary profit from this project, but we will deliver a well designed, high quality home built by the people of Boston for the people of Boston.

Sincerely,

A handwritten signature in cursive script, reading "Thomas J. McIntyre".

Thomas J. McIntyre, President
Bricklayers & Laborers Non-Profit
Housing Co., Inc.

TJM/jct



BACK OF THE HILL COMMUNITY DEVELOPMENT CORPORATION, INC.

March 19, 1986

Board of Trustees
Lahey Clinic
Burlington, MA

OFFICERS

Catherine H. Gallagher
President, Treasurer
Christopher Norwood
Vice President
Steve Norris
Vice President
Ann P. Gallagher
Clerk

Dear Trustees:

BOARD OF DIRECTORS

Hedda Christiani
Christine Curriess
Barbara Dessesaure
Madeline Fernandes
Ann. P. Gallagher
Catherine H. Gallagher
Kendall Hale
Maja W. Johnson
Hattie Kelton
Steve Norris
Christopher Norwood
Laura Perry
Stanley E. Richardson
Lois Swingler
Ophia Wilson

I am writing on behalf of the Back of the Hill Community Development Corporation to strongly urge you to accept the offer being presented by the City of Boston.

As you know, we have been attempting to rebuild our affordable, integrated neighborhood for many years. We have developed the Back of the Hill Apartments and the Lawn Street Condominiums to be affordable to people of modest means and varied backgrounds.

The Bricklayers Union and the BOTHCDC are both non-profit organizations whose purpose is to build affordable housing amid perhaps the greatest housing crisis this City has ever known.

We understand the concerns and constraints that hospitals operate under, but we ask you to consider how great a contribution your cooperation can leverage.

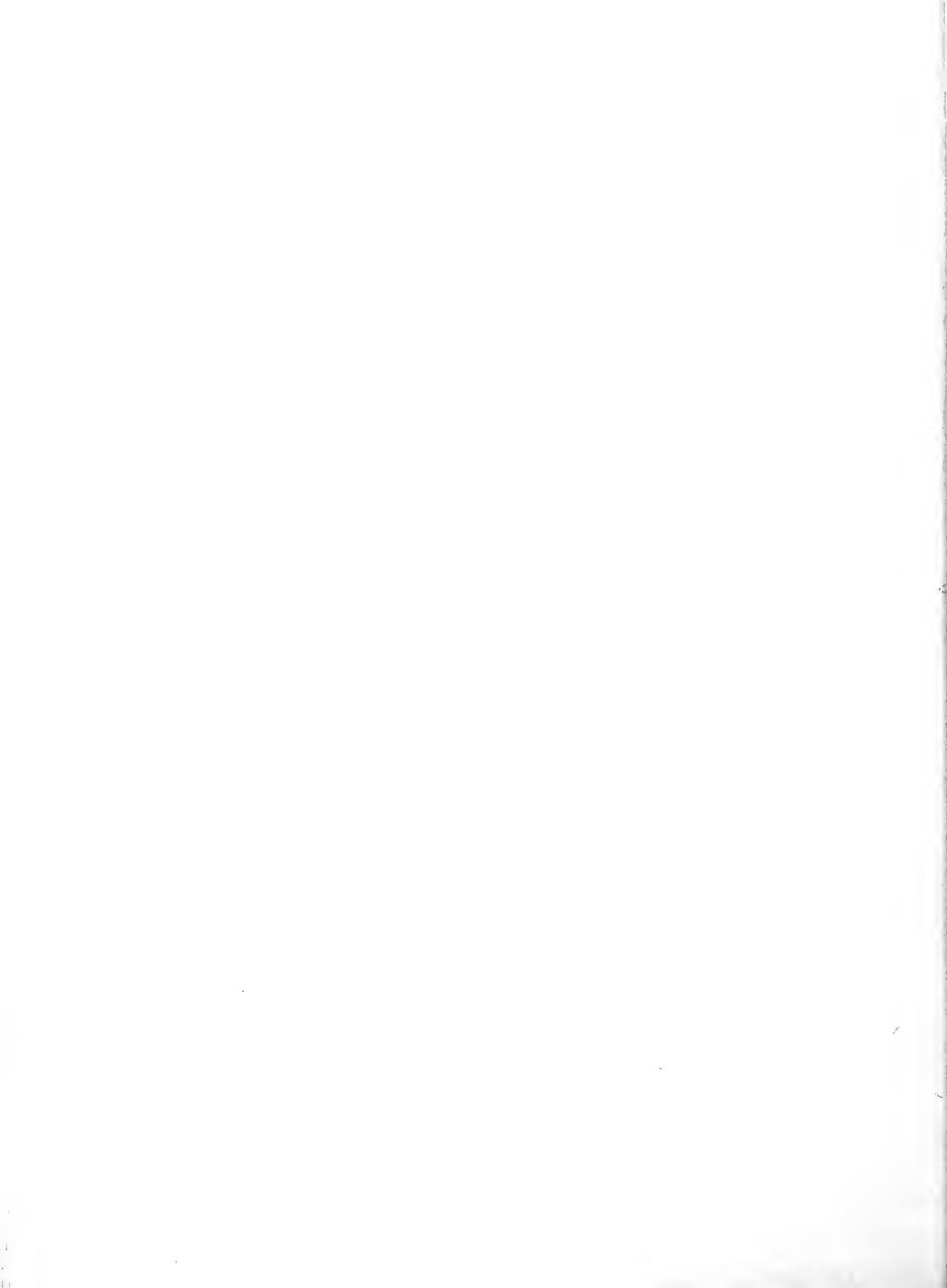
We are all very excited about our proposed venture, and we hope, after all we have all been through, that you can share our enthusiasm and help us rebuild our community.

Sincerely,

Catherine H. Gallagher
President



2. Maps

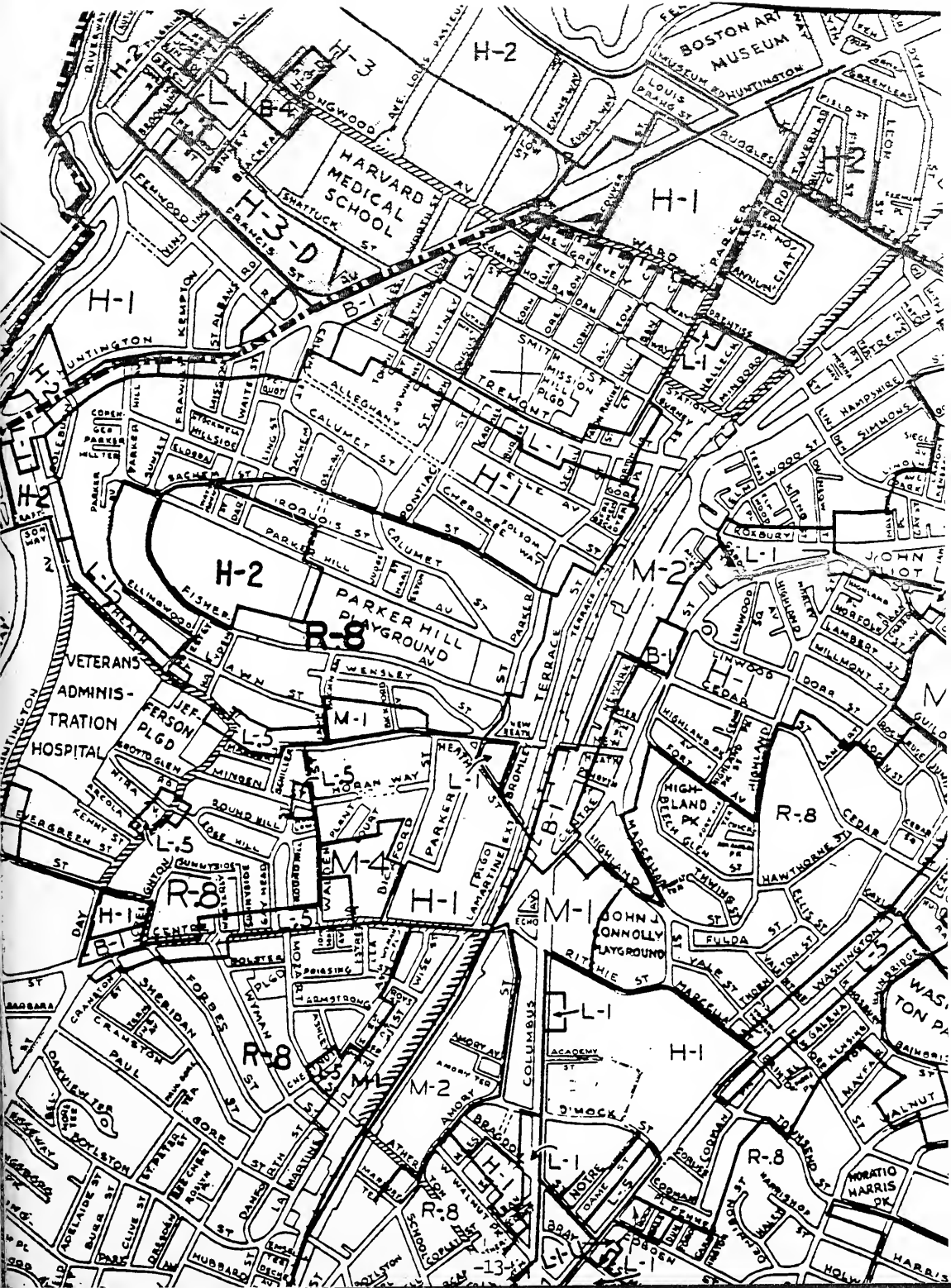


SITE BOUNDARIES





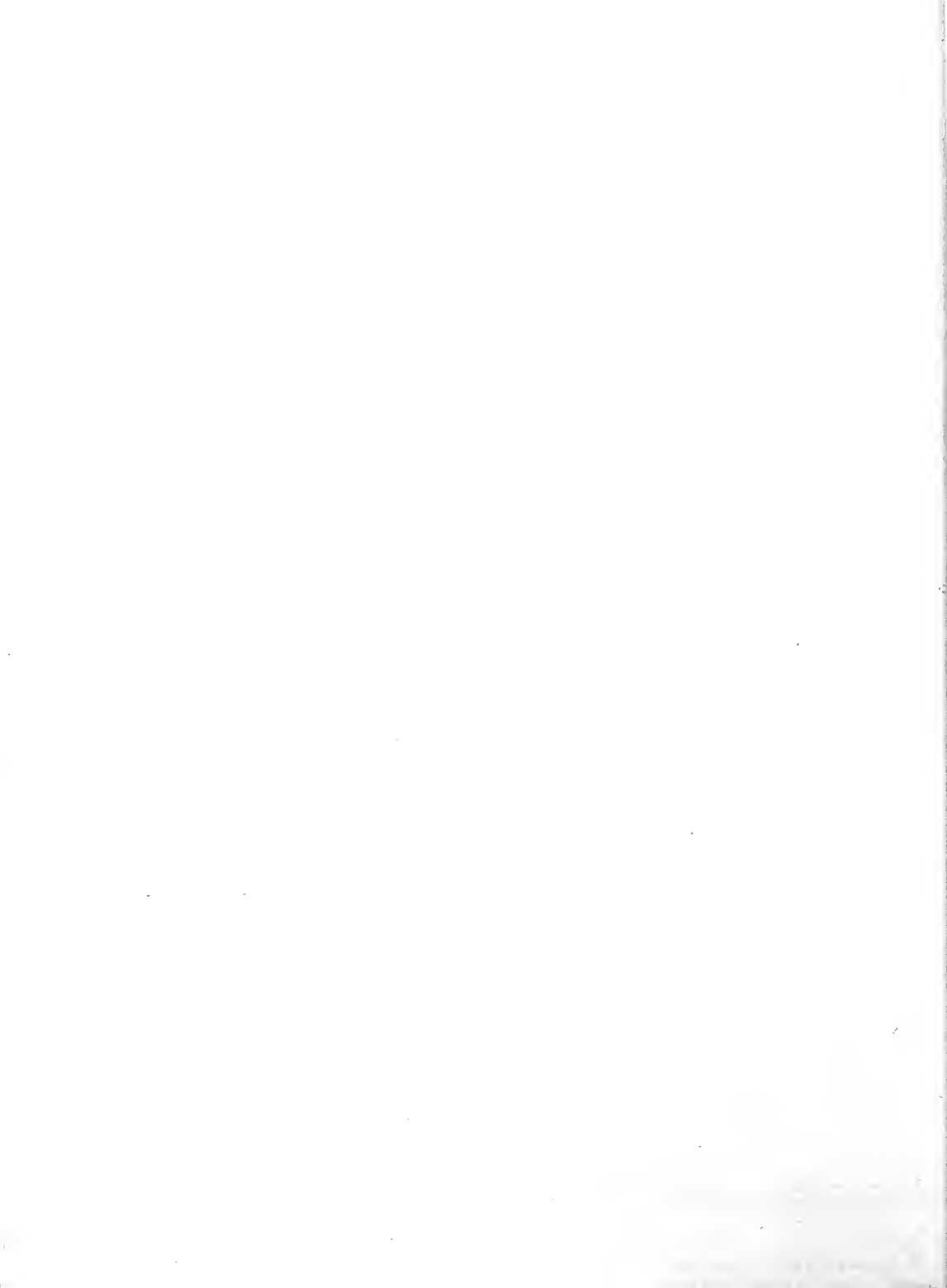


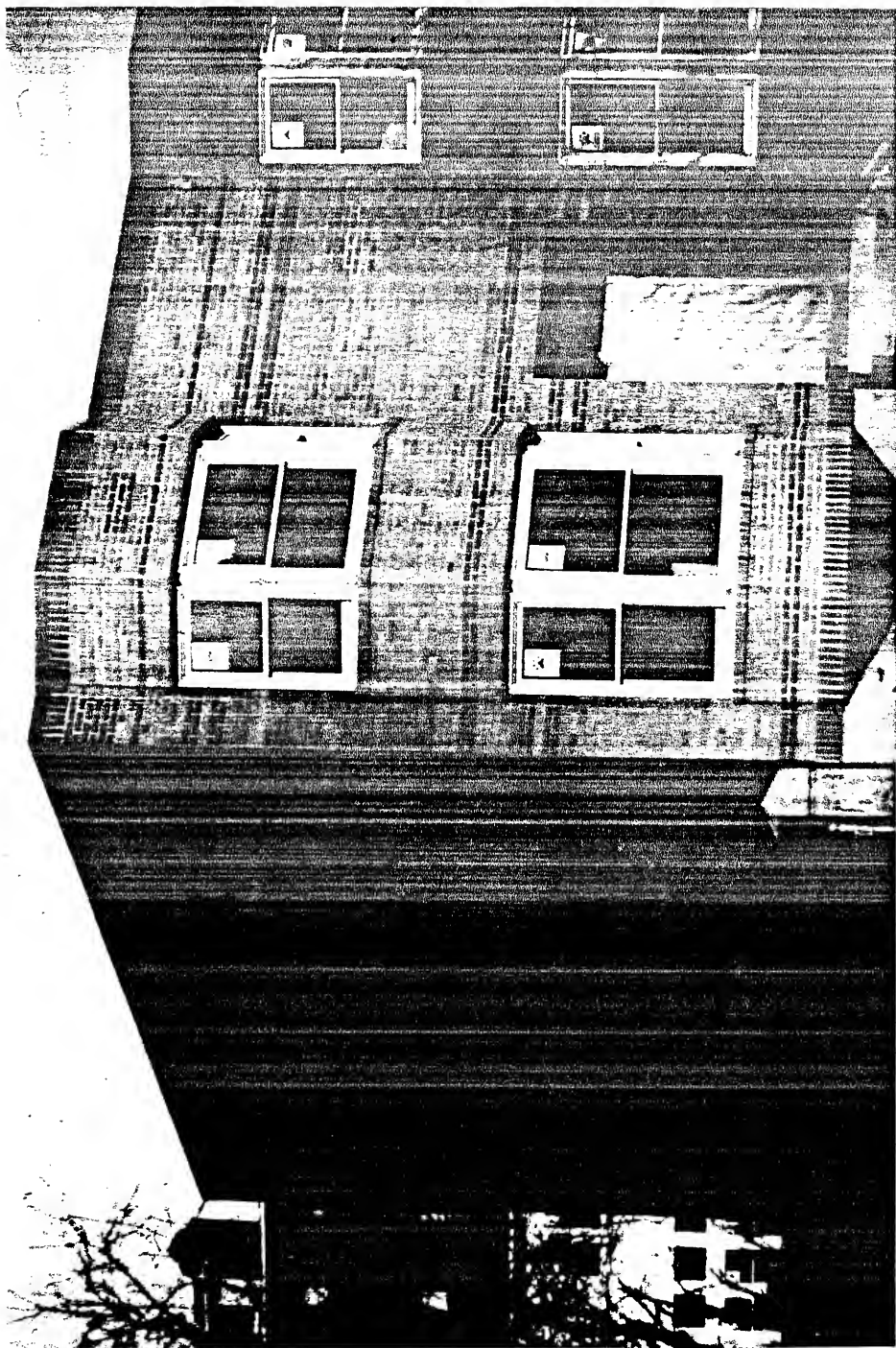


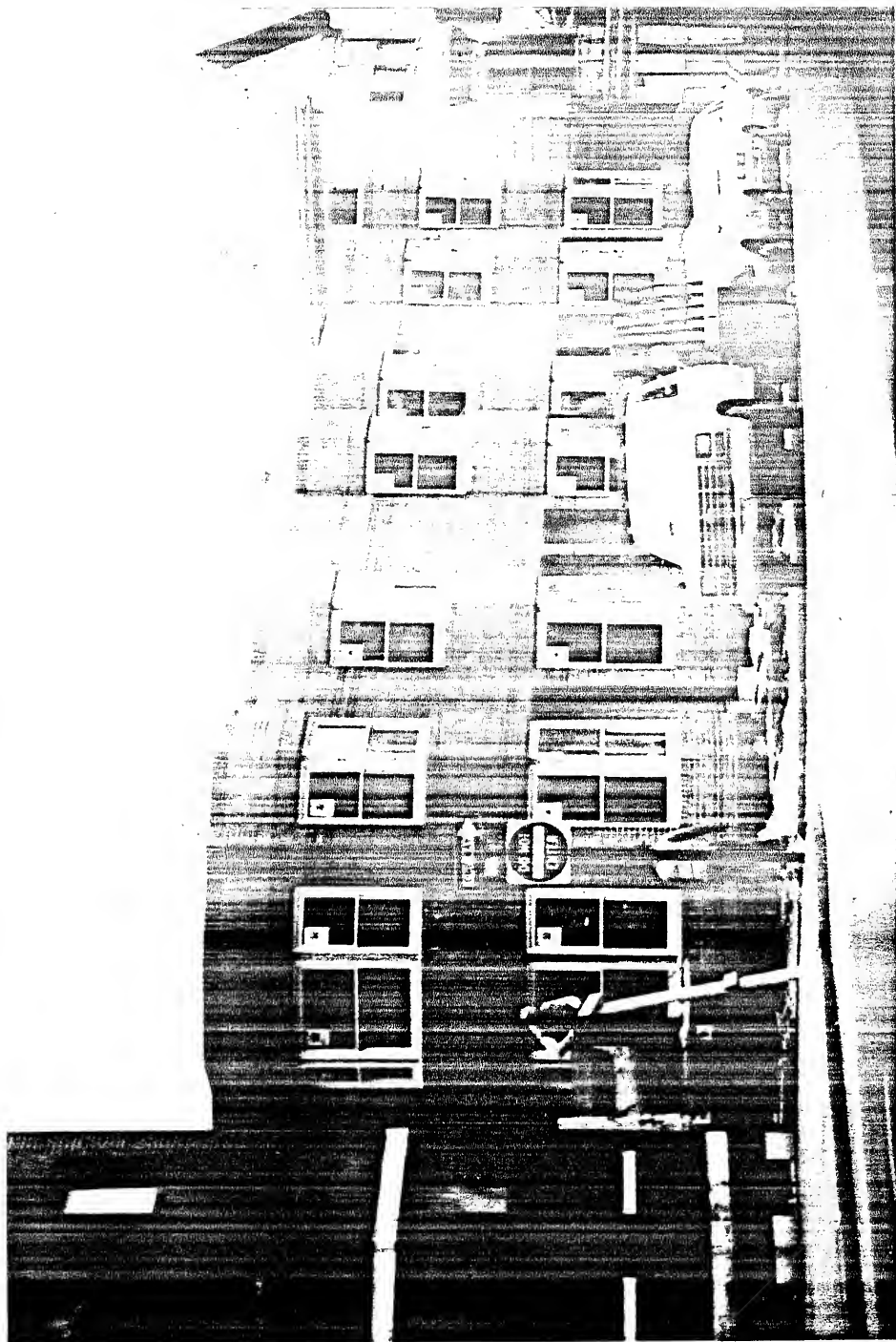
3. Photographs

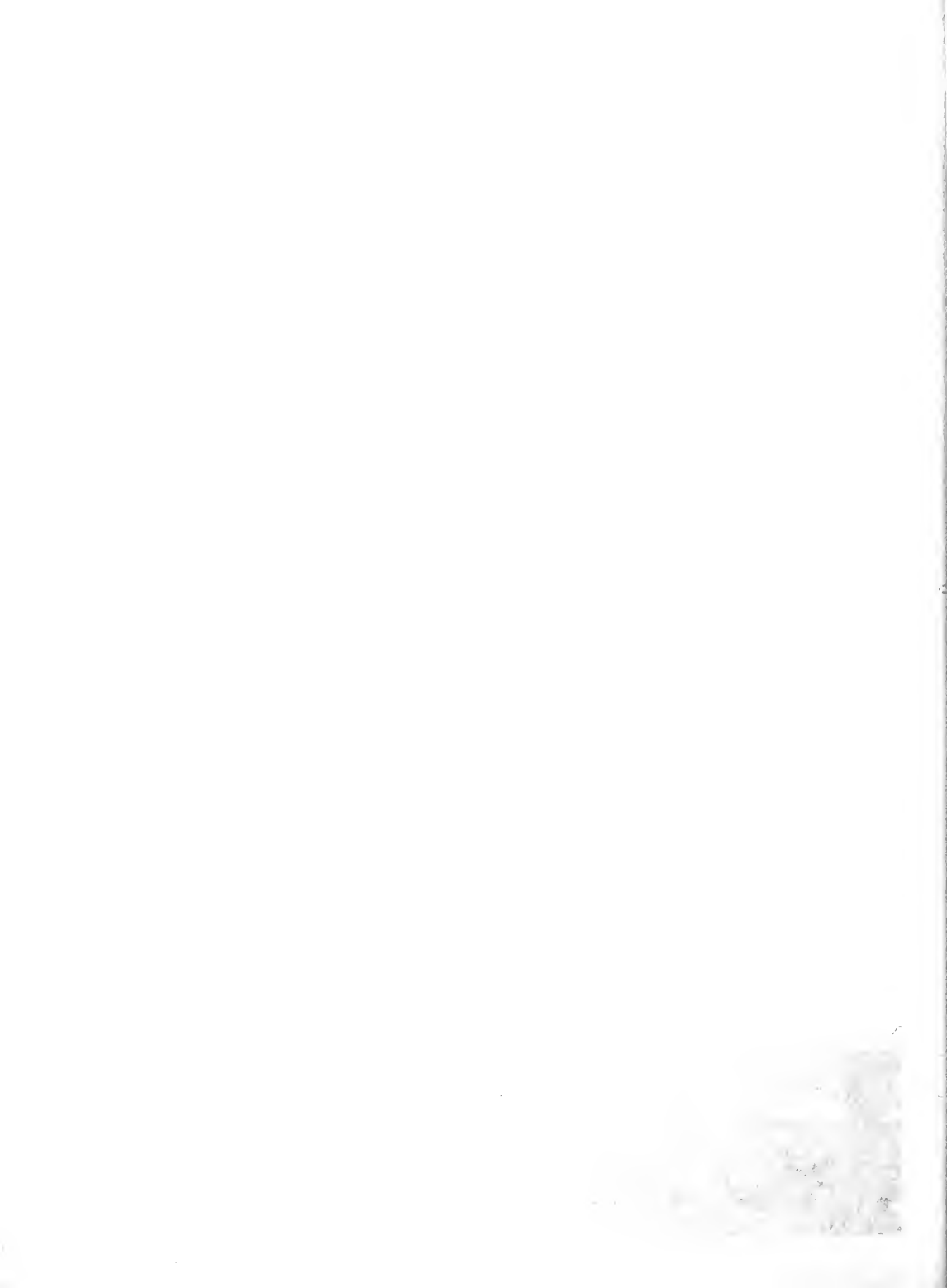
Photographs of the Bricklayers and Laborer's
Non-Profit Housing Co. Development at
Andrew Square, South Boston.

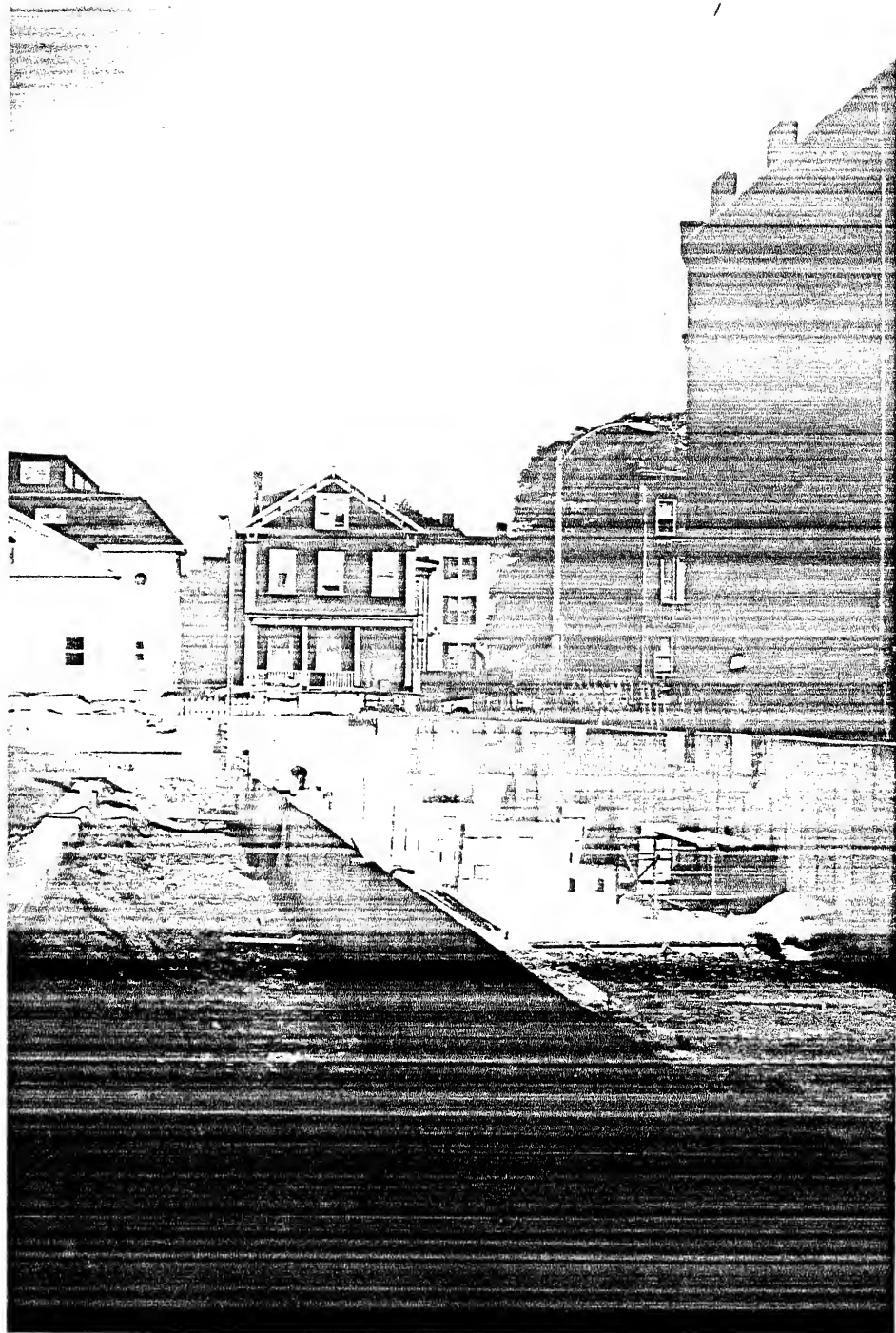
Photographs by Bob Rhault



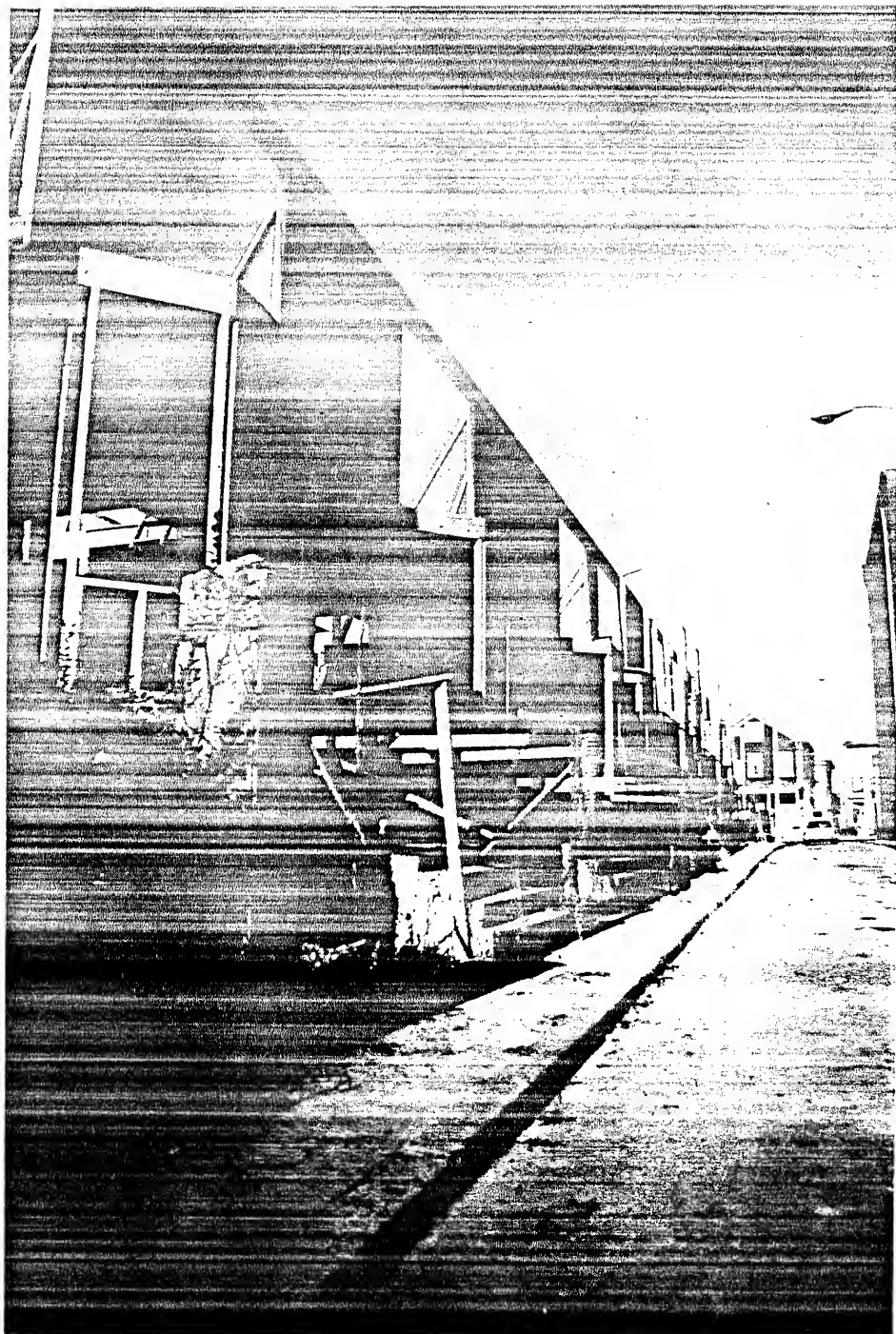




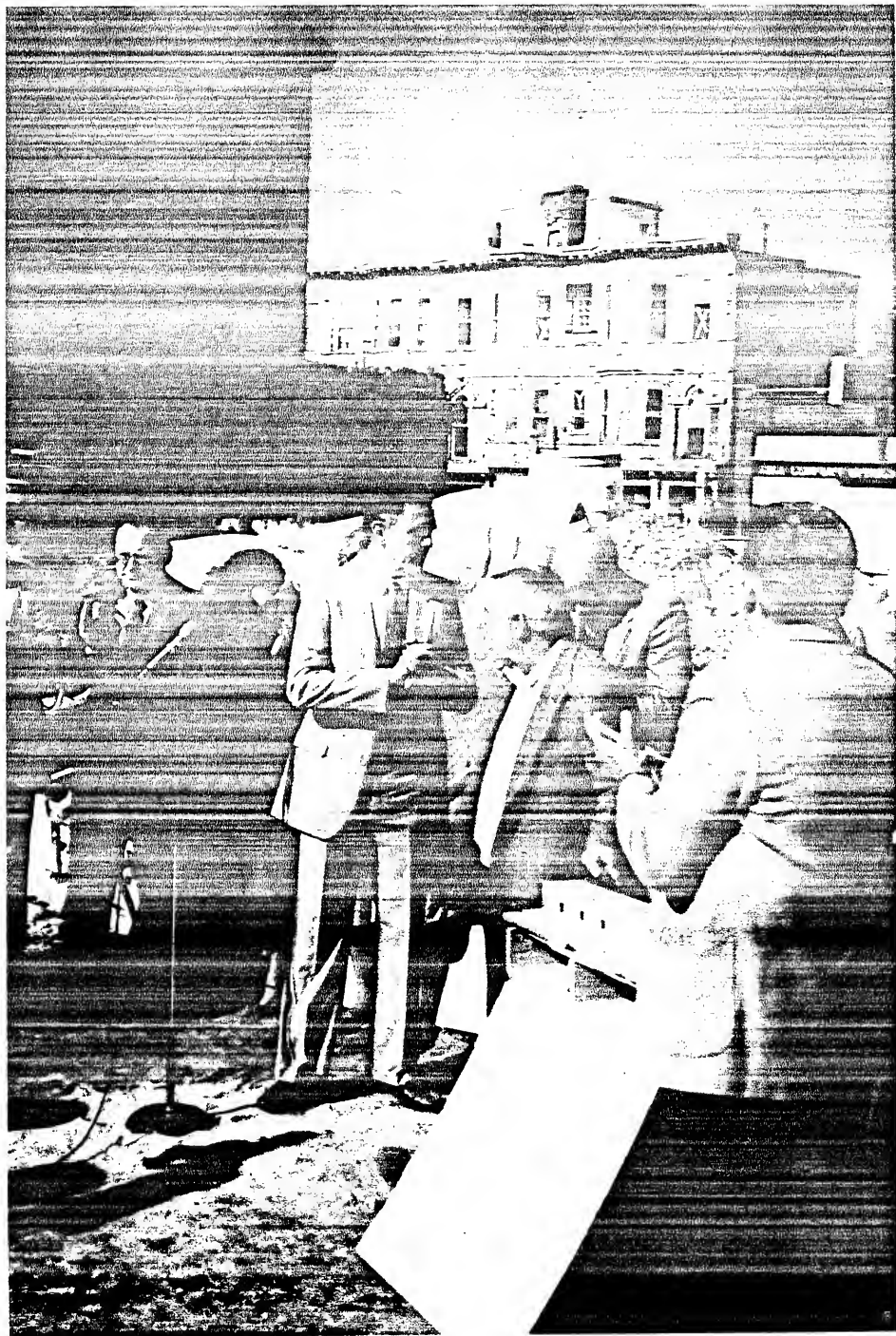














4. Letters of Support

Senator Edward M. Kennedy

Governor Michael S. Dukakis

Congressman John Joseph Moakley

Representative Kevin W. Fitzgerald

Amy Anthony, Secretary, Executive Office of
Communities and Development

Massachusetts AFL-CIO

Boston Building Trades Council

Ruggles Baptist Church

Mission Church

Mission Hill Neighborhood Housing Services

United States Senate

WASHINGTON, DC 20510

March 20, 1986

Board of Trustees
Lahey Clinic Medical Center
41 Mall Road
Burlington, MA 01805

Dear Gentlemen:

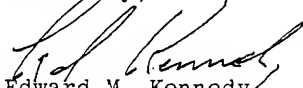
I am writing to express my support for Mayor Flynn's interest in the development of affordable housing on Mission Hill.

There is an affordable housing crisis in many parts of Massachusetts, but it is especially acute in Boston. This project offers 150 units of much-needed affordable housing.

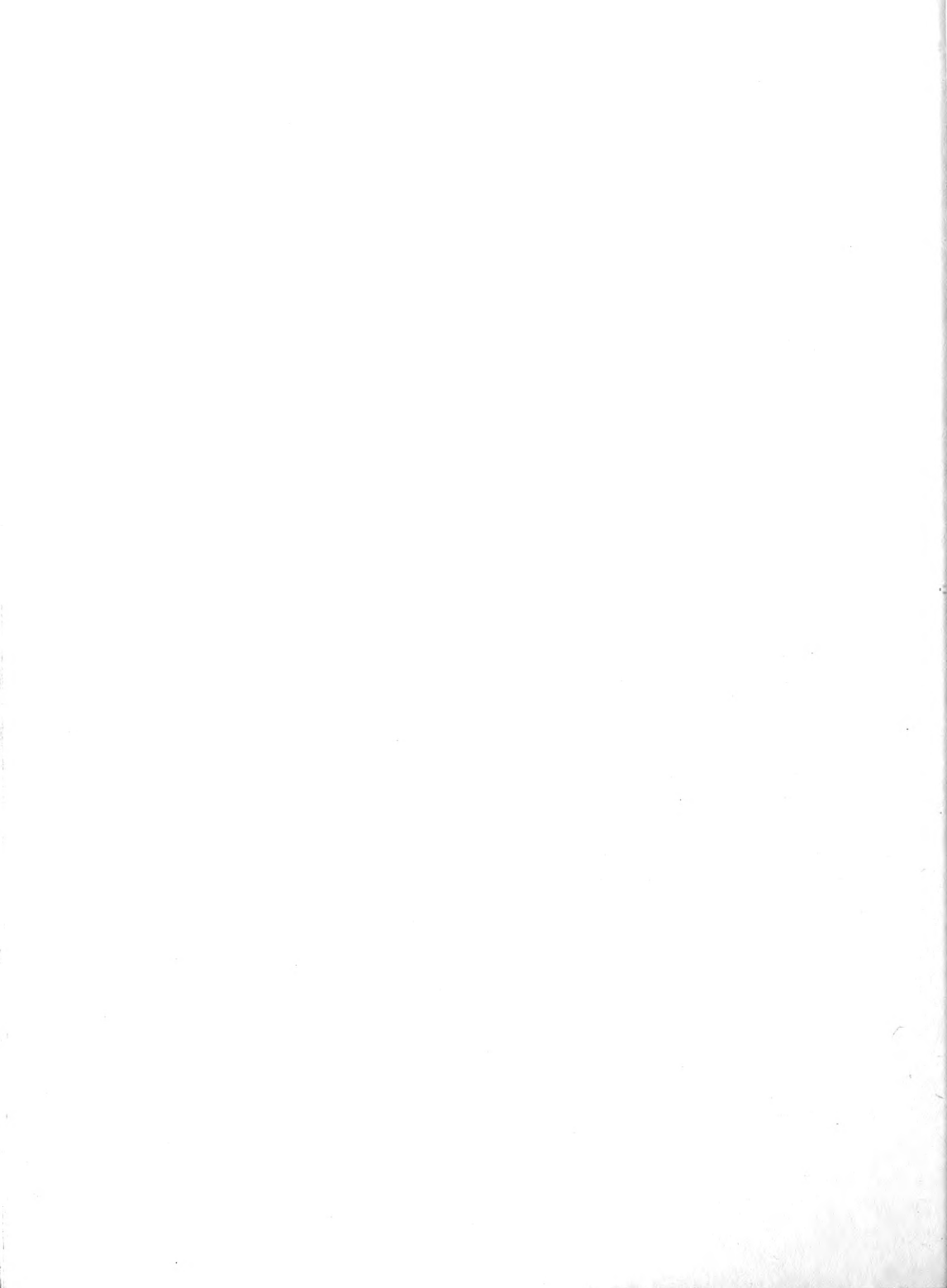
There is wide support for this development among community residents and city and state leaders, all of whom are excited at the prospect of quality, affordable, union-built housing on Mission Hill.

The Lahey Clinic every day helps meet vital human needs for quality health care. By selling this site on Mission Hill, the Lahey Clinic Trustees can help a committed development team meet another basic need for affordable shelter. I urge the Board of Trustees to give every consideration to the Mayor's effort to fulfill Boston's housing needs.

Sincerely,



Edward M. Kennedy
U. S. Senator





THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE DEPARTMENT

STATE HOUSE • BOSTON 02133

MICHAEL S. DUKAKIS
GOVERNOR

March 21, 1986

Board of Trustees
Lahey Clinic Medical Center
41 Mall Road
Burlington, MA 01805

Gentlemen:

I am writing to urge your favorable and expeditious consideration of the proposal by the City of Boston, the Bricklayers and Laborers Non-Profit Housing Company, and the Back of the Hill Community Development Corporation to utilize land currently owned by you for the development of affordable housing.

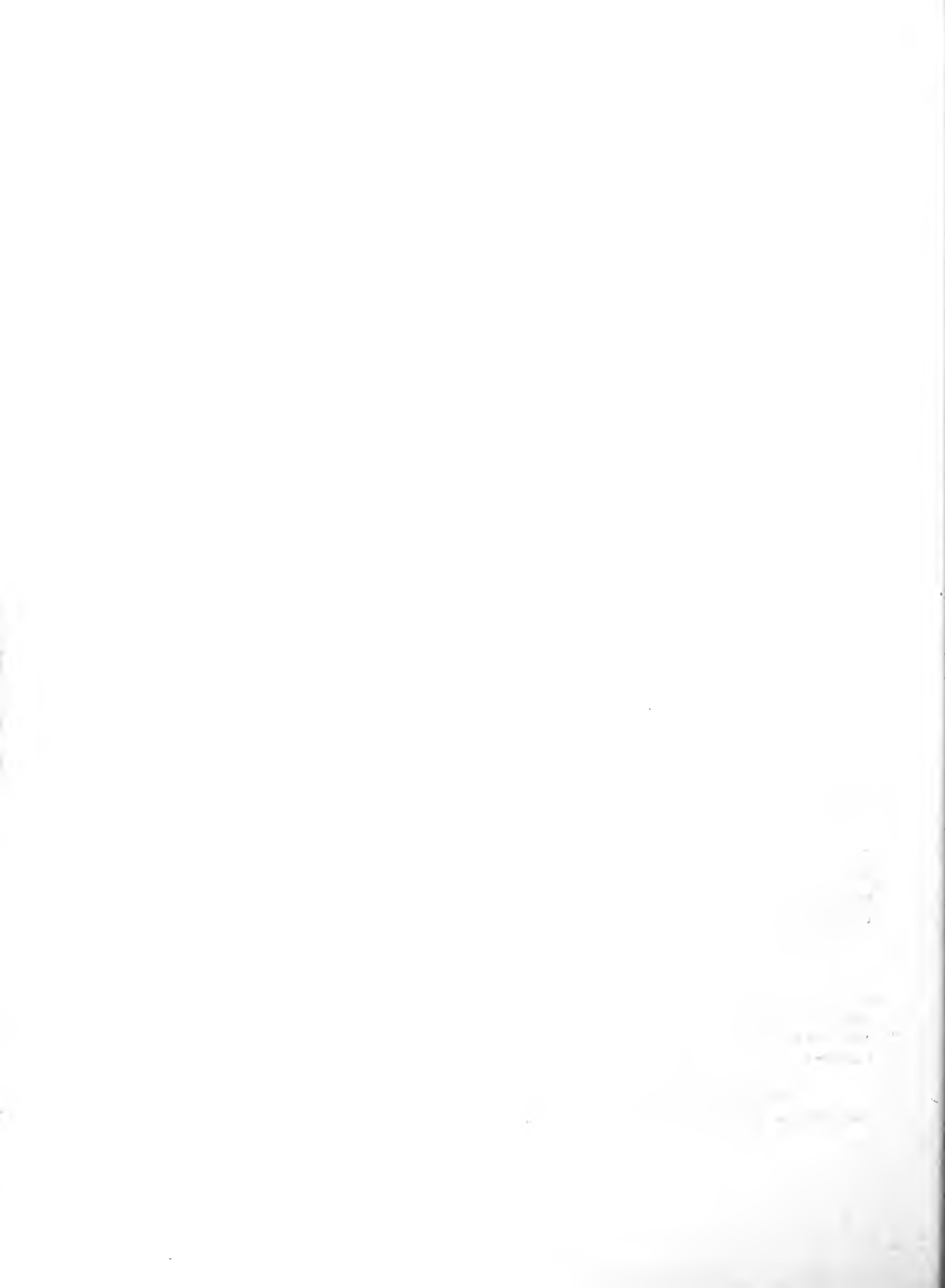
As you are aware, the Commonwealth faces a tremendous need for housing that all our citizens can afford. My administration is committed to ensuring that state resources are available to effectively meet this challenge. However, state resources alone are not sufficient to address the need we face.

It is imperative not only that all levels of government are committed to achieving this goal, but that all parts of the private sector work as active partners in this effort as well. In the proposal before you, those active partners seem to be assembled, capable, and ready to succeed.

The Bricklayers and Laborers Union have organized an innovative development entity that provides quality, affordable housing even as it employs Massachusetts residents in union jobs. Their involvement -- and imagination -- is the kind of example I like to give when talking about the "Miracle of Massachusetts."

The Back of the Hill Community Development Corporation is an example of the local entities that have been so effective in producing housing throughout the state at a neighborhood level. Over the past 15 years, they have been able to develop housing opportunities for the elderly, handicapped, first-time homebuyers and owner builders in their community.

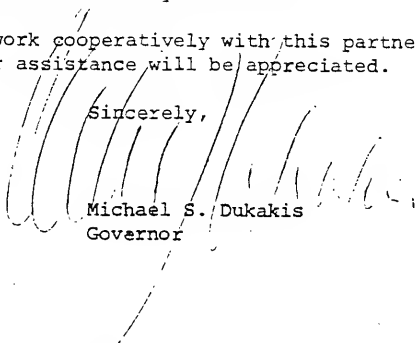
Your assistance would be the final ingredient necessary in this remarkable partnership of private sector forces joining with state and



local government, and would help guarantee that we meet the challenge of providing affordable housing within the City of Boston.

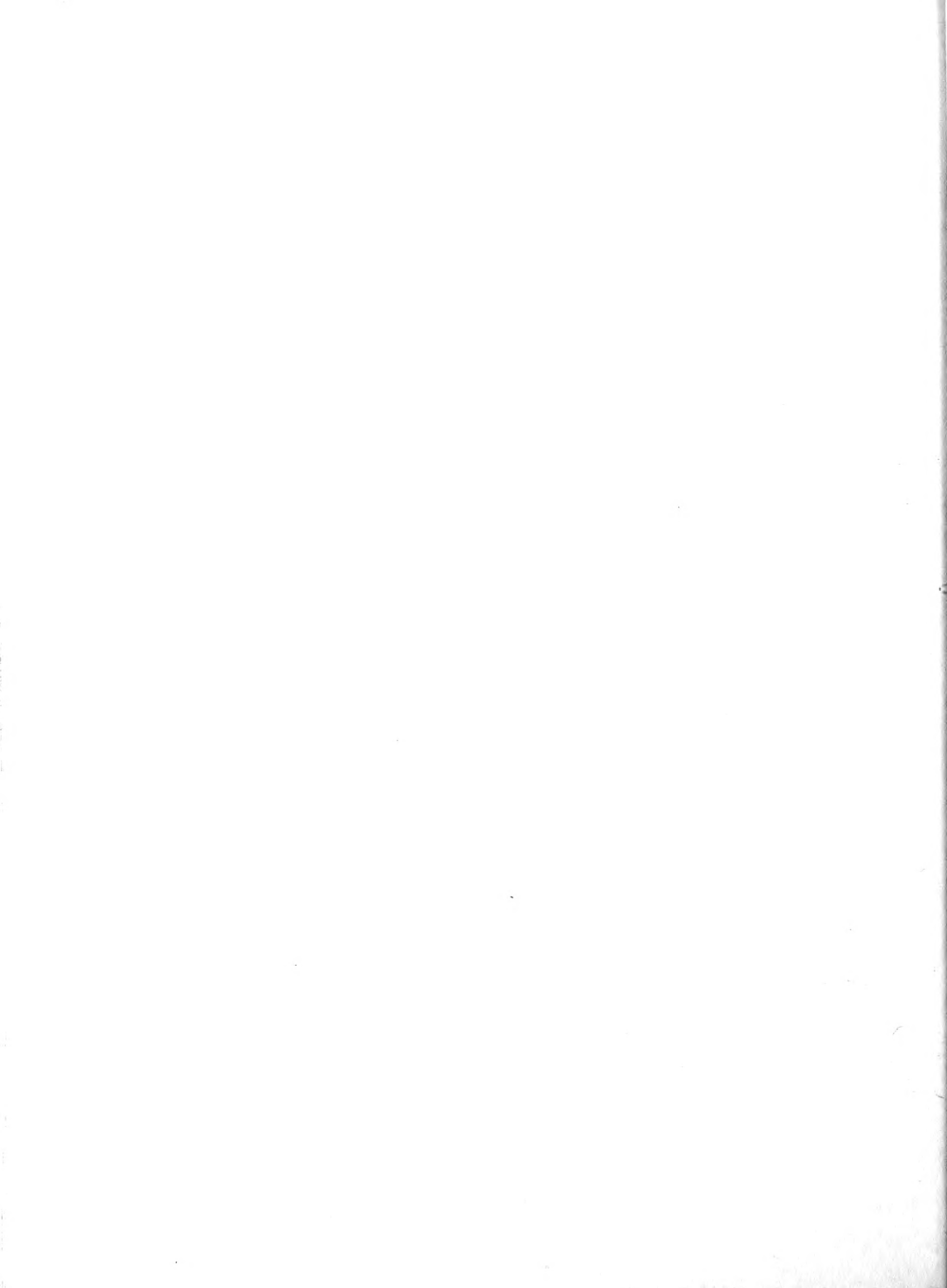
I hope that you will work cooperatively with this partnership, and want you to know how much your assistance will be appreciated.

Sincerely,



Michael S. Dukakis
Governor

MSD:kmc



JOHN JOSEPH MOAKLEY
9TH DISTRICT, MASSACHUSETTS

DEPUTY WHIP

COMMITTEE ON RULES

SUBCOMMITTEE ON
RULES OF THE HOUSE
CHAIRMAN

Congress of the United States
House of Representatives
Washington, DC 20515

JOHN WEINFURTER
ADMINISTRATIVE ASSISTANT
221 CANNON BUILDING
(202) 225-8273

ROGER KINEAVY
DISTRICT MANAGER
1900C-JFK BUILDING
BOSTON, MA 02203
(617) 223-5715

4 COURT STREET
TAUNTON, MA 02780
(617) 824-6676

March 20, 1986

Board of Trustees
Lahey Clinic
Burlington, MA

Dear Members of the Board:

I am writing in support of a proposal before you from the Bricklayers & Laborers Non-Profit Housing Company for development of land you own in the Mission Hill section of Boston.


The proposal is a result of a unique partnership involving organized labor, the local community, and all branches of government.

The Bricklayers are currently completing a very successful project in another part of my district, Andrew Square in South Boston. Both the result - affordable homeownership for residents - and the process - quality building by union labor - are making that development a national model.

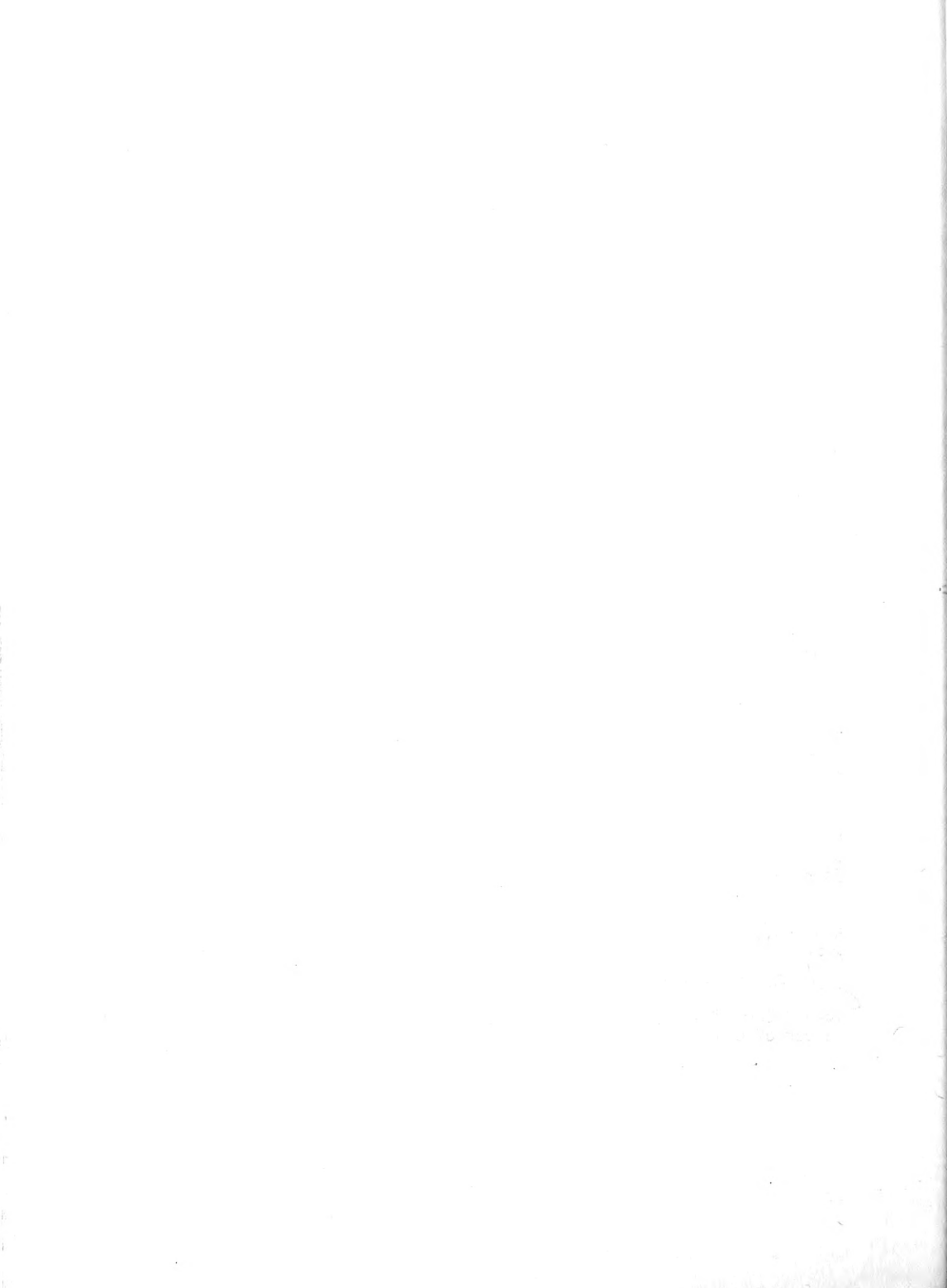
Their Mission Hill proposal involves and is supported by the local community organizations, which have worked for years to rebuild and revitalize the neighborhood. It also has the support of all branches of government - local, state, and Federal.

This is the kind of public-private partnership cooperation that is necessary if we are to meet the needs of our citizens in terms of providing decent, affordable housing. I urge the Lahey Clinic to join this partnership, and to look favorably on this proposal.

Sincerely,



JOHN JOSEPH MOAKLEY
Member of Congress





The General Court of Massachusetts
Joint Committee on Housing and Urban Development
Room 38, State House
Boston, Massachusetts 02133
Telephone (617) 722-2470

Rep. Kevin W. Fitzgerald
Chairman

17th Suffolk District
Jamaica Plain Mission Hill

March 18, 1986

Lahey Clinic
Board of Trustees
4 Mall Road
Burlington, MA

Dear Board Members,

The Mission Hill neighborhood over the years has experienced many changes and has grown stronger over the years because of these changes.

One of the community focuses has always been safe, decent and affordable housing. In keeping with this theme I have been working with the Back of the Hill CDC for years around helping rebuilding the Fisher Avenue, Lawn Street, Este Street and Bucknam Street area.

Through the efforts of the Both CDC, the Bricklayers Union, the City of Boston and myself we are forwarding to you a plan which will make these dreams become reality. The proposal has been carefully designed to serve the needs of the present neighborhood and to provide an opportunity for affordable homeownership.

As you will see after reviewing the plan it is comprehensive in housing, parking and open-space. I sincerely hope that you will be able to give serious consideration to this proposal as it will restore an entire section of Mission Hill to residential housing.

If you wish to discuss this future proposal, please feel free to contact me at 722-2470.

Sincerely,

KEVIN W. FITZGERALD
Chairman

KWF/kar



EXECUTIVE OFFICE OF COMMUNITIES & DEVELOPMENT



Michael S. Dukakis, Governor
Amy S. Anthony, Secretary

March 21, 1986

Board of Directors
Leahy Clinic
4 Mall Road
Burlington, Massachusetts

Dear Members of the Board of Directors:

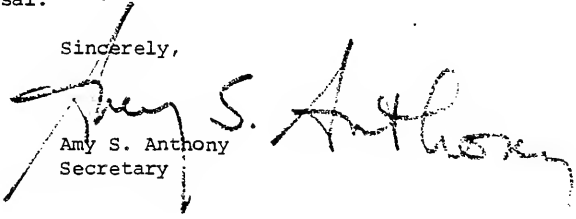
I am writing to express my strong support for the housing development proposed to you by the City of Boston, the Bricklayers and Laborers Non-Profit Housing Co., and the Back of the Hill CDC. Governor Dukakis and I are deeply committed to the construction of new affordable housing in Massachusetts and in Boston, where housing demand far outpaces supply.

The proposal for affordable housing development by the Bricklayers and the Back of the Hill CDC is a stellar example of public-private partnership and creative approaches to keeping housing affordable. The Leahy Clinic has an important role to play in this partnership.

This housing development proposal is precisely the type of project we envisioned when we designed the Abandonment Initiative of the Partnership. As such, the project will be one of our top funding priorities. The resources we can contribute to this project under the Massachusetts Housing Partnership include tax exempt permanent financing, interest rate write-down funds, and Community Development Action Grant funds for infrastructural improvements.

I am pleased to have the opportunity to help assemble a housing development project which will have such an important impact upon the Mission Hill community and the City of Boston. I thank you in advance for your consideration of this proposal.

Sincerely,


Amy S. Anthony
Secretary

ASA:kmc

Office of the Secretary
100 Cambridge Street, Room 1404
Boston, Massachusetts 02202
(617) 727-7765





MASSACHUSETTS / AFL-CIO

Voice of Organized Labor 400,000 Strong

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March 20.. 1986

Board of Directors
Leahy Clinic
Burlington, MA 01805

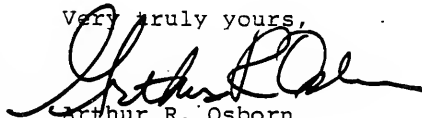
Dear Board Members:

The Massachusetts AFL-CIO Council supports the Bricklayers and Laborers Non-Profit Housing Company, Inc. in their project to build 150 townhouses on 10 acres on Mission Hill, Roxbury. The commitment of these trade unionists to quality, affordable housing is well documented and an example that should be followed.

Any help you can provide to facilitate this project would be greatly appreciated.

If you have any questions about this company or the project, please do not hesitate to contact me. Until that time, I remain

Very truly yours,


Arthur R. Osborn
President

opeiu-6
afl/cio

MASSACHUSETTS / AFL-CIO
8 Beacon Street, Boston, MA 02108
Telephone: (617) 227-8260



Building and Construction Trades Council of the Metropolitan District

AFFILIATED TO THE

BUILDING AND CONSTRUCTION TRADES DEPARTMENT

AFL-CIO

TERRITORIAL JURISDICTION

Arlington, Boston, Belmont, Brookline, Burlington, Cambridge, Canton, Chelsea, Dedham, Everett, Malden, Medford, Melrose, Milton, Norwood, Reading, Revere, Somerville, Stoneham, Wakefield, Westwood, Winthrop, Winchester, Woburn, and the Islands of Boston Harbor



8 BEACON STREET
SUITE 53
BOSTON, MA 02108

TELEPHONE
617 - 227 - 8585

March 20, 1986

Board of Trustees
Lahey Clinic
Burlington, MA

Dear Board of Trustees:

On behalf of the Boston Building Trades Council, I want to express my support for the efforts of the Bricklayers and Laborers Non-Profit Housing Co., Inc. to build quality affordable housing in Boston. The current proposal to build 150 brick rowhouses will provide significant opportunities for low and moderate income families to become homeowners.

Over the past several years, the Boston Building Trades have become increasingly involved in helping to alleviate the problems created by the current housing situation. In conjunction with the Roxbury Multi-Service Center, the Boston Building Trades contributed materials and labor to renovate a shelter on Columbia Road. More recently, the Building Trades contributed the labor to rebuild Rosie's Place after it was destroyed by fire. These projects were aimed at serving the homeless in the city, but the homeless are not the only victims of the Boston housing crisis. Working men and women with families are finding it increasingly impossible to become homeowners. The current proposal is directed at helping these people realize the dream of owning their own home.

This is a complex problem and we all must do our part. We sincerely hope that by making this land in Mission Hill available to the Bricklayers and Laborers Non-Profit Housing Co., the Lahey Clinic will contribute to the efforts of this development team in providing affordable housing for the citizens of Boston.

Sincerely,

Charles F. Spillane
Charles F. Spillane
Secretary/Treasurer &
General Agent
Boston Building Trades Council





Ruggles Baptist Church 874 Beacon Street, Boston, Massachusetts 02215 Telephone: 266-3633

March 18, 1986

Dr. Robert E. Wise
President
The Lahey Clinic
Burlington, Massachusetts

Dr. Wise:

The time appears to be ripe for the redevelopment of Mission Hill. Eighteen units of moderate-income housing are rising now on land we sold at below-market rates to the Back of the Hill Community Development Corporation. On other parcels of land we donated, new duplexes are nearing completion. We are currently working with city officials and neighborhood residents in developing the balance of our land holdings.

The Lahey Clinic now has the opportunity to join this endeavor by considering the proposal of a city administration, a construction coalition and a community group who have proven ability in providing affordable housing for those of moderate means. We encourage you to consider more than bare financial data and to make a decision that will stand for many years.

Your corporate act of improving the health of people in Boston through land development is a unique contribution for you to consider. We are all aware of the many factors that affect physical and mental health; affordable housing, clean living conditions and the birth of a new community will bring a measure of health to Mission Hill that could echo your original intentions of twenty years ago.

We urge your support of this project.

Larry Showalter
Larry Showalter
Pastor

Jonathan Pepper
Jonathan Pepper
Chairman, Church Council





Basilica of Our Lady of Perpetual Help
Mission Church

1545 Tremont St., Boston, MA 02120

(617) 445-2000

Office of the Rector

March 18, 1986

Lahey Clinic
Board of Trustees
4 Mall Road
Burlington, MA

Dear Board Members,

I am writing in strong support for the proposed plans for the development of the Back of the Hill.

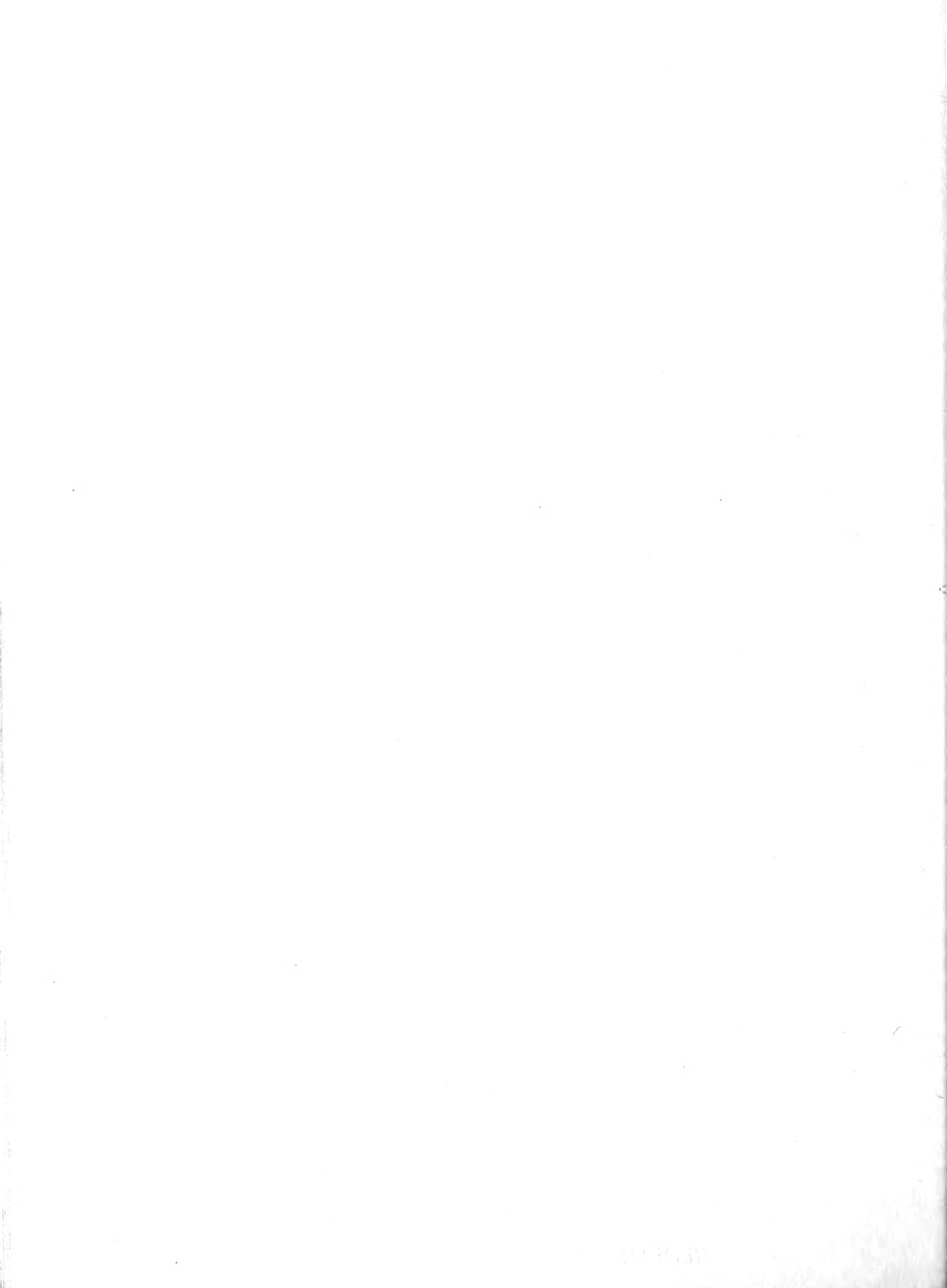
It is very important to the community and the parish that affordable housing be available. This plan would provide such an opportunity. It would also provide a strong sense of neighborhood and commitment to all involved.

In closing I urge you to seriously consider this proposal.

Sincerely,

Rev. Gerard J. Sympkowitz CSSR

Fr. Gerard,
Rector





Dr. Robert Wise
Lahey Clinic
Burlington, MA 01803

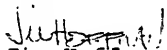
Dear Dr. Wise:

Mission Hill Neighborhood Housing Services, Inc. is writing to support the Back of the Hill Community Development Corporation proposal to build 140 units of affordable housing in cooperation with the Brick Layer & Labors Union.

The need for affordable housing in the City of Boston has never been greater than it is today. The Back of the Hill organization has been dedicated to this cause since its inception. The success of their manufactured housing project has been cited as a positive example by the Governor in their efforts to create new housing.

We urge you to work with the Back of the Hill Community Development Corporation so they can continue to fulfill their goals.

Respectfully,


Jim Hoffman, Director

5. News Clips



FLYNN GOAL: HOUSING FOR NEIGHBORHOODS ON-SITE/OFF-SITE

Linkage payments---targeted specifically for South Boston as a result of Mayor Flynn's revised linkage policy---can help produce this kind of affordable housing sponsored by the Bricklayers and Laborers Union and written about in the Boston Globe, January 11, 1986



The Bricklayers and Laborers Non-Profit Housing Co. Inc. is completing 18 rowhouses single-family development on Dorchester Street in South Boston.

GLOBE STAFF PHOTOS BY JOHN TLUMACKI

Bricklayers' project

The neighborhood association was equally important to Thomas McIntyre, president of the Bricklayers and Laborers Non-Profit Housing Co. Inc. McIntyre's union became developers in an unusual first-time enterprise and is completing 18 brick rowhouses at 386 Dorchester St. in South Boston.

The developers, aiming at a March 1 occupancy, worked with the Andrews Square Civic Association and with the city to draw up guidelines to achieve their aim of affordable housing.

"For us to build 18 units in six months is a credit to the Department of Public Facilities," says McIntyre, who says the department speeded up bureaucratic procedures. "The union's good faith was in putting \$120,000 into the project, and the city's good faith was in giving us the land." One- and two-bedroom units will be sold for \$69,900 each through a lottery at St. Monica's Church to be held in late February. There are 492 applicants for the 18 units so far.

McIntyre says the idea of his union becoming a developer to build affordable housing for neighborhoods "is a smashing success. It's a new idea, and people are gun-shy. It's a credit to the mayor that he wasn't."

Preference will be given to long-term residents of the neighborhood, and applicants must have an income of no more than \$34,000 for a one-person family and no more than \$43,000 for four. The units must be owner-occupied, and the increase in the resale price is limited to the increase in the Consumer Price Index. Owners will form a condominium association after they are chosen.

The rowhouses were designed by architect William Rawn, a central figure in the book, "House" by Tracy Kidder. The two-bedroom units have 1,100 square feet the two-level living areas, including a parlor and kitchen-dining area and a back door that gives on the common courtyard. The units include bedrooms on a third level, a finished basement, a small yard and a parking space in the back. There are two one-bedroom units.



Thomas McIntyre, president of the Bricklayers and Laborers Non-Profit Housing Co. Inc.



Nov. 24, 1985

Bargain houses — no speculators need apply

DAVID B. WILSON

SOUTH BOSTON. *New architect-dsgn, brick-front, 2br town houses, pkgng, off Xuxuy 6 mins to Park Street, walk to beach, \$68,900. Bricklayers & Laborers Non-Profit Housing Co. Inc.*

No such ad will appear in the Globe because, by spring, when the BLNPHC is ready to sell these 18, aunny, special places, the word will be around and they will all be taken.

And if you don't live in the neighborhood — that's the key word — of Andrew Square, forget it. Tom McIntyre didn't lay up all that brick for yuppie speculators. He did it for what he calls "the two-dollar bettors."

You do not mess with Tom McIntyre. He is international vice president of Local No. 3 of the Bricklayers Union. You do not get to be that and stay that by avoiding or losing fights. He is Mission Hill Irish, silver-haired, black-browed, tough, decisive, the kind of man other men will follow. He also is an idealist with a creative imagination, language to which he would no doubt object.

Like the wheel, great ideas are simple. McIntyre's was, is, this: Boston is desperately short of housing. Housing costs too much because land costs too much. People can't afford to live where they grew up, formed families. The city owns a lot of land, abandoned schools, burn-outs, tax-title takings, vacant lots strewn with rubble and broken glass, going to waste.

The way to produce housing that neighborhood people can afford is to build it on city land conveyed for \$1 to a nonprofit developer.

A bank that enjoyed the union's pension business ought to be interested in financing. Union craftsmen, paid scale, working for a union-backed outfit, could do the work. And the buyers would get a double discount — the land cost and the developer's profit.

This is pretty radical stuff, you know. No federal funds. No limited partnerships. No sales commissions. No syndicated tax shelters. No complex gimmickry, publicity campaign, extended planning procedures, environmentalist tedium, hearings, seminars, workshops, committees, reviews. Just do it. But you need an architect.

Bill Rawn is an architect. Matter of fact, he is The Architect in Tracy Kidder's best seller, "House." Through Ed Lashman, a mutual friend, McIntyre found Rawn. One night last January they had dinner at Amrhein's on West Broadway and discovered that they liked each other's style and ideas.

It helped — a lot — that McIntyre had been with Ray Flynn early in the 1983 election. It helped that Arthur Cola and Pat Walsh of the Laborers Union were willing to get aboard. It helped that Billy Bulger had gone to the Andrews School. It helped that Dave Mirabassi was willing to take charge as general contractor and that attorney Valerie Swett was fascinated by the legal issues.

Bill Rawn delivered plans a month after the Amrhein's dinner. A month later, McIntyre had cost estimates from Mirabassi. In May, the city issued requests for proposals for the old Andrews School site. In June, to the surprise of almost no one, the BLNPHC was chosen. It took title in August and broke ground Sept. 9. In May, people will be living in the houses.

Boston is not supposed to work that way. In Boston, people love to fight, brood upon ancient wrongs, to chew over issues, to debate important principles, to punish and reward old foes and friends, to convene and consult and pick nits. Instead, Tom McIntyre, the Mission Hill kid, and Bill Rawn, the post-modernist Yale, Harvard Law graduate and oncoming national celebrity, and their friends, went out and built 18 houses.

You can see them today, framed in and rough-plumbed, their bay windows shining out on Dorchester street, with the fine, clean smell of new lumber blending with the sour scent of mortar. It is the fragrance of progress and growth. Thousands of empty lots in this city could use a little of it.

Valerie Swett has written deed restrictions designed to prevent speculation, and she thinks they will work. The houses, of course, are worth on the open market two to three times their expected price.

Tom McIntyre may have discovered a no-lose game. The union gets work and jobs for apprentices and badly needed public relations. The neighborhood gets some protection against gentrification. A development model has been established. Ray Flynn looks great. The city gets taxes and neighborhood stability. Bill Rawn gets an exciting commission. Valerie Swett breaks new ground in her profession. And people get places to live. Each new unit, just about, creates a corresponding vacancy.

If it all does not work out exactly as planned, well, somebody tried. Right away. Now. Tom McIntyre's way.

David B. Wilson is a Globe columnist.

J m,

How BIG IS OUTSIDE CILC

How much is OPEN STATE







